

When recorded return to:

C. Hugh Jonson and Bonnie L. Jonson
512 Cascade Vista Drive
Sedro Woolley, WA 98284



201710230152

Skagit County Auditor

\$79.00

10/23/2017 Page

1 of

6 1:51PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032130

CHICAGO TITLE

620032130

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig Vincent and Judy Vincent, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to C. Hugh Jonson and Bonnie L. Jonson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): D SHORT PLAT SW-5-78 WHICH IS A PTN OF CASCADE VILLA PARK and Lot BLA A of Summer Meadows

Tax Parcel Number(s): P76377 / 4155-000-012-0308, P107028 / 4630-000-900-0201

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174993
OCT 23 2017

Amount Paid \$5816.70
By *[Signature]* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 20, 2017

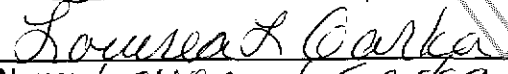


Craig Vincent


Judy Vincent

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Craig Vincent and Judy Vincent are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 20, 2017


Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlineon
My appointment expires: 10/27/2018

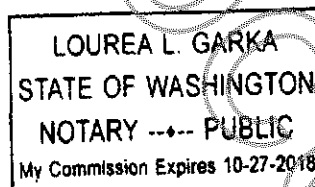


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76377 / 4155-000-012-0308 and P107028 / 4630-000-900-0201

PARCEL A:

Tract D, SEDRO-WOOLLEY SHORT PLAT NO. SW-5-78, approved January 24, 1978, and recorded January 25, 1978, in Volume 2 of Short Plats, page 221, under Auditor's File No. 880757, records of Skagit County, Washington; being a portion of Cascade Vista Park in Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

TOGETHER WITH Tract BLA A as shown on the Plat of SUMMER MEADOWS, as recorded in Volume 15 of Plats, pages 176 through 178, records of Skagit County, Washington.

PARCEL B:

An easement for road and utility purposes over, under and across the Easterly portion of Tracts A, B, & C of said Sedro-Woolley Short Plat #SW-5-78, approved January 24, 1978, and recorded January 25, 1978, in Volume 2 of Short Plats, page 221, under Auditor's File No. 880757, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 12, 1825
Recording No.: 188881

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SP-1-78:

Recording No: 872597

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 5-78:

Recording No: 880757

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Summer Meadows:

Recording No: 9407130077

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No.
Purpose: Water pipe or pipes, line or lines
Recording Date: April 10, 1979
Recording No.: 7904100050

EXHIBIT "B"

Exceptions (continued)

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 15, 1994
Recording No.: 9407150146

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 6, 1995
Recording No.: 9506060018

7. Covenants, conditions, and restrictions contained in instrument

Recording Date: July 30, 1979
Recording No.: 7907300079

8. Covenants, conditions, and restrictions contained in instrument

Recording Date: November 4, 1994
Recording No.: 9411040078

As follows: The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recording Date: July 15, 1994
Recording No.: 9407150146

Amended: June 06, 1995
Auditor's No. : 9506060018

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by the City of Sedro Woolley.

EXHIBIT "B"

Exceptions
(continued)

12. Assessments, if any, levied by the Summer Meadows Community.