



201004120085

Skagit County Auditor

4/12/2010 Page 1 of 3 2:03PM

When recorded return to:

Jason A. Gonzales and Nicole C. Gonzales
14225 Hemlock
Anacortes, WA 98221

Recorded at the request of:

File Number: A99284

Statutory Warranty Deed

A99284

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR David F. Warren, Personal Representative of the Estate of Robert B. Warren, II, who also acquired title as Robert B. Warren, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason A. Gonzales and Nicole C. Gonzales, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 16 and Ptn. Lot 17, "SUNSET WEST"

Tax Parcel Number(s): P69934, 4028-000-016-0002

Lot 16 and that portion of Lot 17, "SUNSET WEST", according to the plat thereof recorded in Volume 9 of Plats, pages 98 and 99, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 17 of said plat; thence Southeasterly along the Southwesterly line of said lot a distance of 57.57 feet and the true point of beginning of this description; thence Northwesterly along the Southwesterly line of said lot a distance of 57.57 feet to the Northwest corner of said lot; thence North 61 degrees 41'40" East along the Northwesterly line of said lot a distance of 66 feet; thence South 28 degrees 18'20" East a distance of 70 feet; thence Southerly to a point on a cul-de-sac which lies 37 feet (as measured along said cul-de-sac) from the true point of beginning; thence Northwesterly along said cul-de-sac to the true point of beginning.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 4/05/2010

Estate of Robert B. Warren, II, Deceased

David F. Warren Percep
By: David F. Warren, Personal Representative

956
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 12 2010

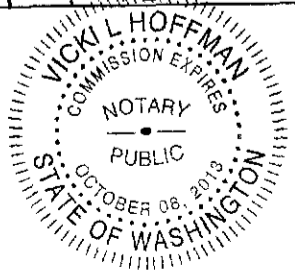
Amount Paid \$ 5612.00
Skagit Co. Treasurer
By Jn Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David F. Warren is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Personal Representative of The Estate of Robert B. Warren, II, Deceased to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-7-10

Vicki L Hoffman



Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 10-8-13

EXHIBIT A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sunset West
Recorded: July 14, 1970
Auditor's No: 741152

Said matters include but are not limited to the following:

1. Dedication of Roads
2. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be under taken by or for the owner of any lot shall be done by and at the expense of such owner.
3. Waterline Easement affecting Lot 36
4. Building Setback line affecting Lots 1-6
5. Well Easement affecting Lots 18 & 19
6. Well Protection Zone affecting Lots 17-20
7. Drainage easement affecting Lots 27 and 28

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 8, 1970
Recorded: July 14, 1970
Auditor's No: 741153
Executed by: Norrie Estvold, Inc., a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 3, 1981
Recorded: May 4, 1981
Auditor's No: 8105040001



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ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 3, 1991
Recorded: April 24, 1992
Auditor's No: 9204240030

Amendment to Protective Covenants, recorded October 9, 2003, under Skagit County Auditor's File No. 200310090104.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 5, 1971
Recorded: May 25, 1971
Auditor's No: 753131
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Includes other property

D. RESERVATION CONTAINED IN DEED

Executed by: Bodin Enterprises, Inc., a corporation
Recorded: August 16, 1976
Auditor's No.: 840897
As Follows: That portion of Lot 17 will not be used for building purposes unless approved by the appropriate county officials



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