

When recorded return to:
Jonathan J. Jaksha and Sherri L. Jaksha
2809 Grady Lane
Anacortes, WA 98221



201111180096
Skagit County Auditor

11/18/2011 Page 1 of 4 4:13PM

Recorded at the request of:

File Number: A101930

Statutory Warranty Deed

A101930-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Townes View Properties, Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Jonathan J. Jaksha and Sherri L. Jaksha, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Ptn. Lot 7, Lot 8, "KNUTSON PLAT"

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P126319, 4928-000-008-0000

Dated 11/08/2011

Townes View Properties, Inc.

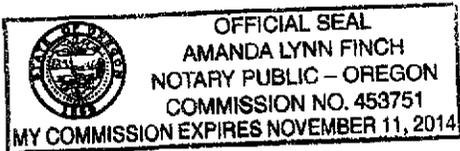
[Signature]
By: Suzanne Townes, President

[Signature]
By: Robert W. Townes, Vice President

STATE OF Oregon }
COUNTY OF Deschutes } SS:

I certify that I know or have satisfactory evidence that Suzanne Townes and Robert W. Townes are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the President and Vice President of Townes View Properties, Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11 10 2011



[Signature]
Notary Public in and for the State of Oregon
Residing at Deschutes County
My appointment expires: November 11, 2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113517
NOV 18 2011

Amount Paid \$ 2447.20
Skagit Co. Treasurer
By MG Deputy

EXHIBIT A

Lot 8, "KNUTSON PLAT", as recorded under Auditor's File No. 200706060179, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 7, said plat described as follows:

Beginning at the common Northerly corner of Lots 6 and 7 in said plat; thence South $30^{\circ}46'32''$ West, a distance of 38.91 feet along the lot line common to said Lots 6 and 7 to an intersection with the North line of Lot 8, said plat; thence South $87^{\circ}30'00''$ East along said North line a distance of 15.00 feet to an angle point; thence North $8^{\circ}13'14''$ East, a distance of 34.44 feet to the point of beginning.



201111180096
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LPB 10-05(i-1)
Page 2 of 2

EXHIBIT "B"

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded:: February 1, 1977
Auditor's No.: 850244
Purpose: Electric transmission and/or distribution line, together with necessary appurtenance

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

In favor of: Lots 3, 4 and 5, EXCEPT the East 30 feet of Lot 5
Recorded: March 8, 1979
Auditor's No. 7903080062 and 7903080063
Purpose: Ingress, egress and utilities
Area Affected: Grady Lane

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent parcel owners
Recorded: March 8, 1979
Auditor's No. 7903080062, 7903080063 and 7903080066
Purpose: Ingress, egress and utilities
Area Affected: Grady lane

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded:: January 8, 2007
Auditor's No.: 200701080154
Purpose: Underground electric system, together with necessary appurtenance
Affects: The following described line: Beginning at the Southwest corner of said Lot 6; thence North along the West line of said Lot 6 a distance of 95 feet; thence North 75°24'45" East, a distance of 158.96 feet, more or less, to a point 6 feet West of the East line of said Lot 7

As follows:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Knutson Plat
Recorded: June 6, 2007
Auditor's No.: 200706060179

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

Recorded: June 6, 2007
Auditor's No.: 200706060180
Executed By: Sunset Properties and Construction LLC

G. Any tax, fee, assessments or charges as may be levied by Sunset Ridge on Grady Lane Association.

H. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200712190074.



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