

When recorded return to:
Leslie Jay Eller
14884 Valley View Drive
Mount Vernon, WA 98273



201201250068
Skagit County Auditor

Recorded at the request of:

1/25/2012 Page 1 of 2 11:06AM

File Number: 102784

Statutory Warranty Deed

102784-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR T. Nichola Rock, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leslie J Eller, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 3-16, "VALLEY VIEW ADDITION" (aka Tract G Short Plat No. 42-77)

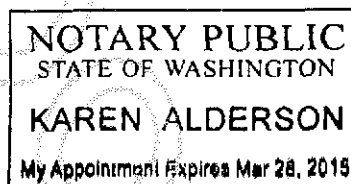
Tax Parcel Number(s): P70116, 4034-000-009-0003

Tract "G" of Skagit County Short Plat No. 42-77, approved July 18, 1977 and recorded in Volume 2 of Short Plats, page 85, under Auditor's File No. 860874, said Short Plat being a portion of Lots 3 through 16, inclusive, "VALLEY VIEW ADDITION", as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

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 "A" attached hereto

Dated 12/19/2011

T Nichola Rock



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that T. Nichola Rock, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12.29.11

Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 3/28/2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012164
JAN 25 2012

Amount Paid \$ 3743.⁰⁰
Skagit Co. Treasurer
By MAN Deputy

Exhibit "A"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN VARIOUS INSTRUMENTS OF RECORD AS FOLLOWS:

1. No dwelling house or other buildings shall be constructed upon any part of said property closer than 25 feet from the West line thereof, or closer than 10 feet to the side property lines.
2. No dwelling house shall be constructed upon any part of said property which shall cost less than \$9,500.00 to construct.
3. The exterior of any dwelling house or other building constructed upon said property shall be completed within one year from and after the date construction thereof commences.
4. No bovine animal or swine shall be kept upon any portion of the said property.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

| | |
|----------------|---|
| Grantee: | Puget Sound Power & Light Company |
| Dated: | November 2, 1971 |
| Recorded: | November 4, 1971 |
| Auditor's No.: | 760121 |
| Purpose: | To construct, maintain, etc., an underground electric transmission and/or distribution system |
| Area Affected: | East 7 feet of Lots 3 - 16 and West 7 feet of Lots 19 - 29 |



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Skagit County Auditor