

When recorded return to:  
Michael C. Watne  
246 Alderson Pl.  
Burlington, WA 98233



201206040102  
Skagit County Auditor

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Recorded at the request of:

File Number: 103587

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Glepco, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael C. Watne, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 15, "PLAT OF WEST VIEW"

103587-1

Tax Parcel Number(s): P120508, 4818-000-015-0000

Lot 15, "PLAT OF WEST VIEW", as per plat recorded June 4, 2003, under Auditor's File No. 200306040117, 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 per Exhibit "A" attached hereto

Dated 06-04-12

Glepco, LLC  
Pamela Hinton  
By: Pamela Hinton, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20121605  
JUN 04 2012

Amount Paid \$ 3983.30  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pamela Hinton is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Managing Member of Glepco, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-4-12

[Signature]  
Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 4-21-15



EXHIBIT A  
SCHEDULE "B-1"

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: December 24, 1986  
Auditor's No: 8612240005

Said matters include but are not limited to the following:

Among the matters disclosed by said Survey is mislocated fence affecting portion of Parcel "B", in Tract 48.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Dated: August 26, 2002  
Recorded: September 6, 2002  
Auditor's No: 200209060017  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."

Area Affected:

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 road 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.

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

Dated: June 3, 2003  
Recorded: June 4, 2003  
Auditor's No: 200306040116  
Executed by: Dan R. Mitzel, Managing Member Hansell Mitzel LLC

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

Plat/Subdivision Name: West View  
Recorded: June 4, 2003  
Auditor's No: 200306040117



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jeremy L. Stanek and Michelle L. Stanek  
Dated: July 11, 2006  
Recorded: July 21, 2006  
Auditor's No.: 200607210106  
Purpose: Non-exclusive easement for ingress and egress  
Area Affected: Portion of that certain parcel of land identified as the  
"Neighborhood Park"

F. Any tax, fee, assessments or charges as may be levied by West View Homeowners Association.



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