

When recorded return to:
Michael W Bushong
701 North Reed Street
Sedro Woolley, WA 98284



201210220189
Skagit County Auditor

10/22/2012 Page 1 of 3 3:33PM

Recorded at the request of:

File Number: 104275

Statutory Warranty Deed

104275-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ray Elliot Mears, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael W. Bushong, a single man** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 13, Brickyard Creek Division

Tax Parcel Number(s): **P102085, 4587-000-013-0002**

LOT 13, "PLAT OF BRICKYARD CREEK DIVISION", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGES 48 TO 50, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 10-17-12

Ray Elliot Mears

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 3345
OCT 22 2012

Amount Paid \$ 3,102.²⁰
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ray Elliot Mears, 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: 10-18-12

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at 1111 NE 1st St
My appointment expires: 1/07/2015

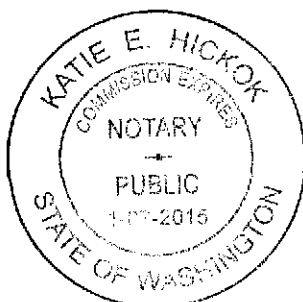


Exhibit
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 9, 1992
Recorded: April 22, 1992
Auditor's No.: 9204220113
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.

Location:

A 10-foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road right-of-way within "Plat of Brickyard Creek Division."

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

Dated: June 5, 1992
Recorded: September 29, 1992
Auditor's No.: 9209290103 and 9209290105
Executed By: Daniel R. Madlung and Sandy Madlung, Lance F. Sims and Jan Sims, Daniel F. Sims and Sandi Sims, Vern Sims and Marie Sims

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

Plat/Subdivision Name: Brickyard Creek Division
Recorded: August 28, 1992
Auditor's No.: 92082080165

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas
Dated: November, 1982
Recorded: November 16, 1982
Auditor's No.: 8211160024
Purpose: Gas Pipeline
Area Affected: As follows:

An easement 30 feet in width measured at a right angle to and being 15 feet on either side of the following described centerline:

Beginning at the East 1/4 corner of Section 13, Township 35 North, Range 4 East W.M.; thence South 0 degrees 24' 13" East a distance of 1284.71 feet; thence North 85 degrees 56' 11" West a distance of 1853.36 feet; thence North 56 degrees 40' 35" East a distance of 47.63 feet to the true point of beginning; thence North 56 degrees 40' 35" East a distance of 433.78 feet; thence South 86 degrees 11' 26" East a distance of 99.38 feet and the terminus of the description.

This Right-of-Way Contract modifies, renews and supplements that certain Right-of-Way Contract dated November 6, 1956 granted by Harry L. Christianson, et ux to Grantee recorded at Book 288, Page 448, Auditor's File Number 545341 and is a re-recording of and corrects document recorded under Auditor's File Number 8211090036.

E. Any tax, fee, assessments or charges as may be levied by North Central and Brickyard Creek Community Association.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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