

AFTER RECORDING MAIL TO:

Pioneer Human Services  
7440 West Marginal Way South  
Seattle, WA 98108



201211200161  
Skagit County Auditor

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Filed for Record at Request of:  
First American Title Insurance Company National Commercial  
Services

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## STATUTORY WARRANTY DEED

File No: **NCS-560418-WA1 (cas)**

Date: **November 16<sup>th</sup>, 2012**

Grantor(s): **James A Kendrick**

Grantee(s): **Pioneer Human Services**

Abbreviated Legal: **LOT 1, AUTUMN RIDGE**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P116315, 4741-000-001-0000**

**THE GRANTOR(S) James A Kendrick, a single man, as his separate estate** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Pioneer Human Services, a Washington nonprofit corporation**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:**

**LOT 1 "PLAT OF AUTUMN RIDGE", AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 199912010085, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, as shown on Exhibit A, as hereto attached and by this reference made a part hereof.

  
James A Kendrick

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123704

NOV 20 2012

Amount Paid \$ **5256** LPB 10-05  
Skagit Co. Treasurer  
By  Deputy

APN:


Statutory Warranty Deed  
- continued

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STATE OF Washington )  
 )-ss  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **James A Kendrick**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

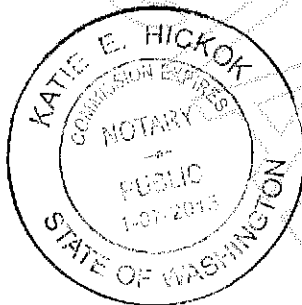
Dated: 11-16-12

  
Katie E. Hickok

Notary Public in and for the State of Washington

Residing at: mt vernon

My appointment expires: 1-7-15



**Exhibit "A"**  
**Permitted Exceptions**

**A. Reservations contained in Deed:**

Executed by: W.M. Lindsey and Emma A. Lindsey, husband and wife  
Recorded: April 17, 1902  
Auditor's No: 39602

"Reserving all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same."

**B. Easement and provisions contained therein:**

Grantee: Puget Sound Power & Light Company  
Dated: May 25, 1999  
Recorded: June 18, 1999  
Auditor's No: 9906180016  
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

**C. Easement and provisions contained therein:**

Grantee: Puget Sound Power & Light Company  
Dated: June 23, 1999  
Recorded: July 6, 1999  
Auditor's No: 9907060032  
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

**D. Matters as disclosed and/or delineated on the face of the following survey:**

Name: Plat of Autumn Ridge  
Recorded: December 1, 1999  
Auditor's No.: 199912010085

**E. Easement, including terms and provisions thereof:**

Grantee: Comcast of Washington IV, Inc.  
Recorded: July 20, 2006  
Auditor's No. 200607200059  
Purpose: Communication Lines  
Area Affected: Portion of real estate under search

**F. Survey by MXP Consulting, Inc., dated 9-6-2012, job no. 12-037, discloses the following:**



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1. Fence lines do not conform to property lines along the North and West boundary lines.
2. Guy is 1.5' out of easement area.

G. A document entitled "Easement Agreement", executed by and between Nhu Ngoc T. Nguyen and Nam M. Vo and James A. Kendrick recorded Nov 20, 2012, as Instrument No. 201211200160 of Official Records.



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