

When recorded return to:
Ana Aleman
1519 Bonnie Place
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 104794



201212280267
Skagit County Auditor

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Statutory Warranty Deed

104794
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Mary Brooks, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Ana Aleman, an unmarried person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 10 Blackburn Ridge

Tax Parcel Number(s): **P113159, 4708-000-010-0000**

Lot 10, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, 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 12-21-12

Mary Brooks
Mary Brooks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20124246
DEC 28 2012

Amount Paid \$ 3725.20
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mary Brooks, 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: 12-27-12

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2015

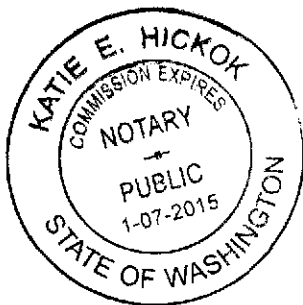


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024
Providing: Right to connect subject property to City sewer

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

Plat/Subdivision Name: Blackburn Ridge
Recorded: January 30, 1998
Auditor's No: 9801300134

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

Dated: January 29, 1998
Recorded: January 29, 1998
Auditor's No: 9801290061
Executed by: Dean M. Holt and Gunnar Pedersen

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

Dated: February 20, 1998
Recorded: March 10, 1998
Auditor's No: 9803100092
Executed by: Gunnar Pedersen and Dean Holt

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: November 4, 1977
Recorded: November 15, 1977
Auditor's No: 868658
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines

Affects:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being 5 feet of and parallel with the East line of Tract "A", Short Plat 10-75

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



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