



201302200034

Skagit County Auditor

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WHEN RECORDED RETURN TO:

Rosemary Ryan
1768 Azure Way
Bellingham, WA 98229

DOCUMENT TITLE(S):

Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

US Bank, National Association

GRANTEE:

Rosemary Ryan, a single person

ABBREVIATED LEGAL DESCRIPTION:

Lot 7, Alger Acres Long Card PL05-0208

TAX PARCEL NUMBER(S):

P126348, 4933-000-007-0000

When recorded return to:
Rosemary Ryan
1768 Azure Way
Bellingham, WA 98229

Order No. 105266

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) **US Bank, National Association** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Rosemary Ryan, a single person** the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 7 Alger Acres Long Card PL05-0208

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

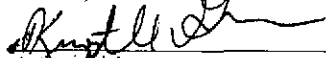
Tax Parcel Number(s): P126348, 4933-000-007-0000

The warranties passing to grantees hereunder are limited solely to those matter arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

"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 "B" attached hereto."


Dated: January 29, 2013

US Bank, National Association


Authorized Agent
Krystle Graham, AVP

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013566
FEB 20 2013

Amount Paid \$ 5078.⁰⁰
Skagit Co. Treasurer
By  Deputy



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STATE OF ~~WASHINGTON~~ } ss.
County of ~~Davless~~ Kentucky

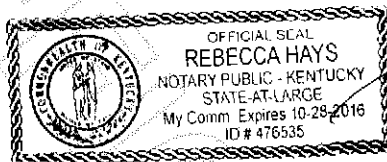
ACKNOWLEDGMENT - Individual

On this day personally appeared before me Krystle Graham

to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that Krystle Graham
signed the same as AVP free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of February, 2013



Rebecca Hays
Notary Public in and for the State of Washington,
residing at

My appointment expires 10-28-16

STATE OF WASHINGTON, } ss.
County of

ACKNOWLEDGMENT - Corporate

On this ___ day of ___, 19___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____ to me known to be the

_____, President and _____ Secretary, respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at

My appointment expires _____

This jurat is page ___ of ___ and is attached to _____ dated _____



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Exhibit "A"

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 7, "ALGER ACRES LONG CARD NO. PL05-0208", as per plat recorded on July 2, 2007 under Auditor's File No. 200707020136, records of Skagit County, Washington.



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Exhibit "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Sidney Smyth
Recorded: April 29, 1909
Auditor's No: 74849 and 74851
Purpose: Water line
Area Affected: A 20 foot wide strip of land across the South 1/2 of said Section 7

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: June 29, 1945
Auditor's No: 383400
Purpose: Electric transmission and/or distribution lines
Area Affected: A portion of the subject property

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: D. Percy Sullivan, et ux
Recorded: December 29, 1960
Auditor's No: 603126
Purpose: Water line
Area Affected: The exact location is not disclosed on the record

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor of: Brian Overman and Tami Overman
Recorded: March 28, 1997
Auditor's No: 9703280099
For: A non-exclusive easement for ingress, egress and utilities
Affects: Ptn. Lots 11 and 12

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Carole Elton, as her separate property
Dated: May 3, 2001
Recorded: May 7, 2001
Auditor's No: 200105070200
Purpose: Ingress, egress and utilities
Area Affected: Ptn. Lot 1, 2, 3, 4 and 5



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F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Samish Water District, a municipal corporation
And: Thomas W. Buggia and Sheila Archangeil-Buggia
Dated: September 20, 2001
Recorded: January 10, 2002 and February 24, 2004
Auditor's No.: 200201100113 and 200402240074
Regarding: Cost Recovery Contract

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: July 25, 2006
Recorded: August 4, 2006
Auditor's No.: 200608040114
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Ptn. of subject property

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Coach Corral Inc.
Recorded: October 3, 2006
Auditor's No.: 200610030107
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Coach Corral
Recorded: October 3, 2006
Auditor's No.: 200610030108
Regarding: Waiver of 200 foot Setbacks for Properties outside of and immediately adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Plat/Subdivision Name: Alger Acres Long Card
Recorded: July 2, 2007
Auditor's No.: 200707020136



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K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 2, 2007
Auditor's No.: 200707020137

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: June 13, 2007
Recorded: July 2, 2007
Auditor's No.: 200707020138
Purpose: Protected Critical Area Easement
Area Affected: Portion of plat

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

Dated: July 2, 2007
Recorded: July 2, 2007
Auditor's No.: 200707020139
Executed By: Coach Corral, Inc.



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