

When recorded return to:
Kazue Wyatt
724 N. 1st St.
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 105334



201304260098

Skagit County Auditor

\$74.00

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Statutory Warranty Deed

105334
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Baltic Investments LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Kazue Wyatt, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 19, Township 34 North, Range 4 East; Ptn. G Lot 9 (aka TR A MV-4-77)

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P26567, 340419-0-220-0108, P126077, 340419-0-220-0405

Dated

4-24-13

Baltic Investments LLC

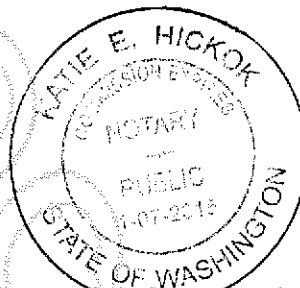
By: Craig Wells, Member

By: Alison Wells, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131486
APR 26 2013

STATE OF Washington
COUNTY OF Skagit

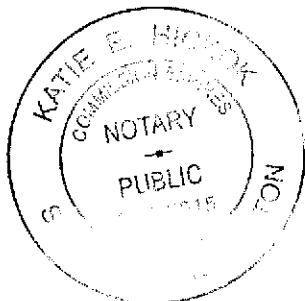
Amount Paid \$ 1,340.00
By Mem Skagit Co. Treasurer
Deputy



I certify that I know or have satisfactory evidence that Craig Wells and Alison Wells is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Members of Baltic Investments LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

4-24-13



Katie Hickok

Notary Public in and for the State of Washington

Residing at mt vernon, Washington

My appointment expires: 1/07/2015

Schedule "C"
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:

Tract "A" Short Plat No. MV-4-77, located in Section 19, Township 34 North, Range 4 East W.M., approved March 1, 1977, and recorded in Volume 2 of Short Plats, page 36, under Auditor's File No. 851738, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive 10-foot wide easement to use, operate, maintain, repair and replace an existing gas line and gas meter described as follows:

Begin at a point on the North line of said Tract "A" where it is intersected by the centerline of an existing gas line running Northerly from Said premises, the location thereof as staked and agreed upon by both parties; the exact location and extent is undisclosed of record Tract "A" onto Tract "B" of said Short Plat, a distance of 20 feet, more or less, to an existing gas meter serving said Tract "A".



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Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: November 24, 1930
Recorded: May 7, 1931
Auditor's No. 243185
Purpose: Sewer purposes
Area Affected: The South 6 feet of subject property

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

Name: Short Plat MV-4-77
Recorded: March 1, 1977
Auditor's No.: 851738

Modifications of Easements shown thereon were recorded under Auditor's File Nos. 8502220055 and 8509180002.

Paragraphs C and D have been added to Schedule "B-1", as follows:

C. Any question that may arise regarding the exact location of the gas line and gas meter easement set forth on Schedule "C" herein.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Recorded: October 15, 2012
Auditor's No.: 201210150165
Purpose: "...utility systems for the purposes of transmission, distribution and sale of electricity"
Area Affected: An undisclosed 10-foot portion of Tract "B"

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



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