

When recorded return to:
Helen Joanne Pleas
1262 Fidalgo Place
Sedro Woolley, WA 98284



201305170126
Skagit County Auditor \$74.00
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Recorded at the request of:
File Number: 105812

Statutory Warranty Deed

105812
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Emeteria Rubi Jackson who acquired title as Emeteria Rubi Larrabee, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Helen Joanne Pleas, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 16, Fidalgo Commons P.U.D.

Tax Parcel Number(s): P120464, 4817-000-016-0000

Lot 16, "FIDALGO COMMONS P.U.D.", approved May 30, 2003, recorded May 30, 2003 under Skagit County Auditor's File No. 200305300211.

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 5-17-13

Emeteria Rubi Jackson
Emeteria Rubi Jackson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

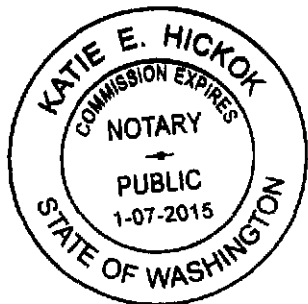
2013/1833
MAY 17 2013

Amount Paid \$ 3155.00
By MB Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Emeteria Rubi Jackson, 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: 5-17-13



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

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: December 7, 2001
Recorded: December 20, 2001
Auditor's No: 200112200009
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Portion of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 5 East, W.M.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: November 13, 2001
Recorded: November 28, 2001
Auditor's No: 200111280079
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Portion of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 5 East, W.M.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: January 8, 2003
Recorded: January 13, 2003
Auditor's No: 200301130315
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets, open space areas used as driveways and road rights-of-way.

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

Plat/Subdivision Name: Fidalgo Commons PUD
Recorded: May 30, 2003
Auditor's No: 200305300211

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



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

Dated: May 30, 2003
Recorded: May 30, 2003
Auditor's No: 200305300212
Executed by: Landed Gentry Development, Inc.

Said document was amended by documents recorded December 4, 2003 and December 22, 2003 under Auditor's File Nos. 200312040104 and 200312220004.

F. Any tax, fee, assessments or charges as may be levied by Settlers' Square Community Association.

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