

When recorded return to:  
Dale S. O'Brien and Lisa A. O'Brien  
11338 Walker Road  
Mount Vernon, WA 98273



Skagit County Auditor  
7/1/2013 Page

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2 3:52PM

\$73.00

Recorded at the request of:

File Number: 105960

### Statutory Warranty Deed

105960-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Nanette Hathaway, who acquired title as Nanette Jensen, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dale S. O'Brien and Lisa A. O'Brien, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Tracts 2 and 3, Plat of Bayview, McKenna & Elliott's 2nd Addn. (aka Tr. 2, SP #19-82)

Tax Parcel Number(s): P71161, 4071-003-000-0323

Tract 2 of Short Plat No. 19-82, approved August 12, 1982 and recorded August 12, 1982, under Auditor's File No. 8208120049 in Book 6 of Short Plats, page 9, records of Skagit County, Washington; being a portion of Tracts 2 and 3 of "PLAT OF BAYVIEW, (McKenna and Elliott's 2nd Addition)", as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington; and a portion of the Easterly 1/2 of Vacated 7th Street.

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

6-25-13

*Nanette Hathaway*  
Nanette Hathaway

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 2557

JUL 01 2013

Amount Paid \$ 7926.00  
By *MEM* Skagit Co. Treasurer Deputy

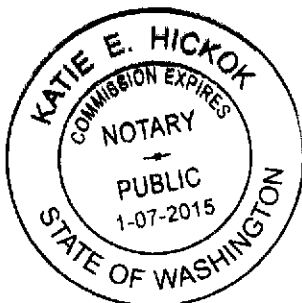
STATE OF Washington

COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nanette Hathaway, 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:

6-28-13



*Katie 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 B

### EXCEPTIONS:

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Short Plat No. 19-82  
Recorded: August 12, 1982  
Auditor's No.: 8208120049

B. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: October 5, 1990  
Auditor's No.: 9010050026

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

Recorded: October 25, 1990  
Auditor's No.: 9010250001  
Regarding: Sand filter sewage disposal systems

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The property owners of Block 43 and 44 of Plat of Bayview  
(McKenna and Elliott's 2nd Addition)  
Recorded: January 31, 1983  
Auditor's No.: 8301310039  
Purpose: Ingress, egress and utilities  
Area Affected: The South 20 feet of the subject property

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



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