

When recorded return to:
Michael King and Astrid King
21802 Hwy 9
Mount Vernon, WA 98274



Skagit County Auditor \$76.00
8/23/2013 Page 1 of 5 11:26AM

Recorded at the request of:

File Number: 106385

Statutory Warranty Deed

106385-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Thomas Braaten and Holly Braaten, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael D. King and Astrid King, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 9 Plat of Lake McMurray Estates

Tax Parcel Number(s): P108067, 4655-000-009-0000

Lot 9, "PLAT OF LAKE McMURRAY ESTATES", as per plat recorded in Volume 16 of Plats, pages 55 through 59, 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 8/16/2013

Thomas Braaten

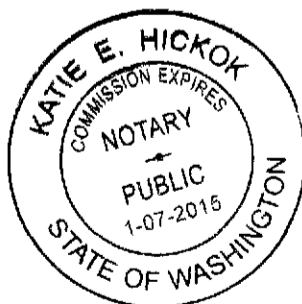
Holly Braaten

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas Braaten and Holly Braaten, 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: 8-19-13

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



20133406
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 23 2013

Amount Paid \$ 1233.20
By MF Deputy
Skagit Co. Treasurer

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: December 19, 1932
Auditor's No: 254015
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: Exact location and extent of easement is undisclosed of record

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 27, 1947
Auditor's No: 406071
Purpose: Ingress and egress
Area Affected: Exact location and extent of easement is undisclosed of record

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Puget Sound Power & Light Company
Recorded: October 26, 1992
Auditor's No: 9210260015
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: Exact location and extent of easement is undisclosed of record

D. Terms and conditions of Skagit County Final Plat Approval No. FPT 91-007-ORD:

Recorded: May 31, 1995
Auditor's No: 9505310031

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

Plat/Subdivision Name: Lake McMurray Estates
Recorded: June 26, 1995
Auditor's No: 9506260121

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

Recorded: September 19, 1994
Auditor's No: 9409190112
Executed by: Lake McMurray Estates Homeowner's Association

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



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

Recorded: July 16, 1997
Auditor's No: 9707160059

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.

H. RESERVATIONS CONTAINED IN DEED

Executed by: Burlington Northern Railroad Company, a Delaware
corporation
Recorded: October 18, 1990
Auditor's No: 9010180030
As Follows:

All of the coal, oil, gas, casing head gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Affects: Lots 9, 10 and 11

I. RESERVATIONS CONTAINED IN DEED

Executed by: Burlington Northern Railroad Company, a Delaware
corporation
Recorded: March 5, 1993
Auditor's No: 9303050095
As Follows:

All of the coal, oil, gas, casing head gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Affects: Lots 9, 10 and 11

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J. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: M. A. Rhodes and Mary K. Rhodes, husband and wife
And: State of Washington Department of Game
Recorded: August 30, 1957
Auditor's No: 555589
Regarding: Use and adequate access to said lands for fisheries
management
Affects: Lots 9 and 10

K. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
(Affects Lots 1 through 9)

L. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
(Affects Lots 1 through 9)

M. Any question that may arise due to shifting or change of the line of high water of Lake McMurray or due to said lake having shifted or changed its line of high water.
(Affects Lots 1 through 9)

N. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Lake McMurray, if navigable.
(Affects Lots 1 through 9)

O. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 8, 1994
Auditor's No: 9408080098
Purpose: Water line
Area Affected: A 15 foot strip across a portion of said premises
Affects Lots 9, 10 and 11

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

Executed By: Michael D. King and Astrid M. King
Recorded: July 10, 1996
Auditor's No.: 9607100043
Regarding: Grantors agree and convent that said grantors, their heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the said land of the grantor, and within 100 feet of the well

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.

Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stacy Lewis
Dated: September 3, 2003
Recorded: September 5, 2003
Auditor's No. 200309050001
Purpose: Driveway Easements
Area Affected: The driveway easement measures 55 feet along the street, 35 feet from the property corner marker towards the house, and 65 feet to connect to the street. Driveway across Southeast corner of Lot 9 into Northeast corner of Lot 8, Plat of Lake McMurray Estates

R. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Claudia Shoemaker, Paul G.N. deVegvar and Singteh Lu
Dated: September 30, 2003
Recorded: October 6, 2003
Auditor's No. 200310060303
Purpose: Non-exclusive, perpetual easement for existing water wells, pumps, electric power lines, values, and water lines, and installation, repair, operation and maintenance thereof
Area Affected: A 10 foot wide portion of the subject property

S. 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: January 15, 2008
Auditor's No.: 200801150016

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8/23/2013 Page

5 of

5 11:26AM