



201310110057

When recorded return to:
Wayne Hoover and Joan Hoover
1110 Harmony Lane
Mount Vernon, WA 98274

Skagit County Auditor \$73.00
10/11/2013 Page 1 of 2 10:39AM

Recorded at the request of:

File Number: A106709

Statutory Warranty Deed

THE GRANTOR Steve L. Broman, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wayne L. Hoover and Joan C. Hoover, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 20, Township 34 North, Range 4 East; Ptn. SW- SE (aka Lot 5, Mt. Vernon SP #LU05-058)

Tax Parcel Number(s): P130004, 340420-4-026-0400

Lot 5 of Mount Vernon Short Plat #LU05-058 (Broman Short Plat), as recorded on January 7, 2010 under Auditor's File No. 201001070088, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East W.M.; TOGETHER WITH a roadway and utility easement as recorded under Auditor's File No. 200905140031.

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 10/09/2013

Steve Broman
Steve L. Broman

2013 4127
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 11 2013

Amount Paid \$ 4526.20
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steve L. Broman, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-10-2013

Kerry L. Larson
Printed Name: Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8-06-2015

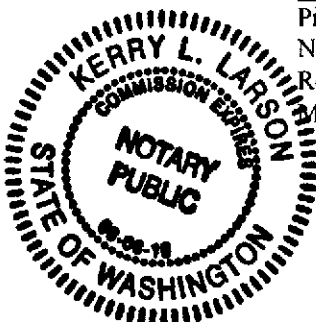


EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: January 22, 2008
Recorded: February 4, 2008
Auditor's No.: 2008020400178
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said line
Area Affected: A portion of the subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, et al
Dated: Not disclosed
Recorded: May 14, 2009
Auditor's No.: 200905140031
Purpose: Access for roadway and utilities
Area Affected: Portion of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, et al
Recorded: December 9, 2009
Auditor's No.: 200912090083
Purpose: Ingress, egress and installation and maintenance of underground residential utilities
Area Affected: Portion of the subject property

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

Short Plat No.: LU 05-058
Recorded: January 7, 2010
Auditor's No.: 201001070088

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

Dated: May 19, 2009
Recorded: January 7, 2010
Auditor's No.: 201001070089
Executed By: Steve L. Broman



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