

When recorded return to:
Property Possibilities LLC
20902 67th Avenue NE, #168
Arlington, WA 98223

Recorded at the request of:
Guardian Northwest Title
File Number: A106765



201310230052

Skagit County Auditor \$74.00
10/23/2013 Page 1 of 3 10:35AM

Statutory Warranty Deed

A106765
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Patricia V. Treadwell, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Property Possibilities LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Lots 4, 5, 6 and 7, Block 1, Everett's Garden Tracts, Supplemental Add to Cement City

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): P70864, 4062-001-006-0009, P70866, 4062-001-007-0008, P70861, 4062-001-005-0000, P70858, 4062-001-004-0001

Dated 10/21/2013

Patricia V. Treadwell
Patricia V. Treadwell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

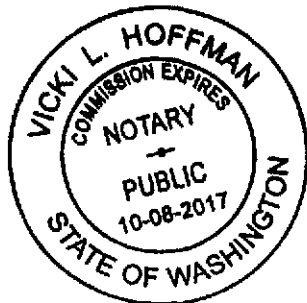
20134266
OCT 23 2013

Amount Paid \$ 5,790.00
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patricia V. Treadwell, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-22-13



Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2017

EXHIBIT A

The portion of the following described tract of land lying Southerly of the Southerly line of that certain tract conveyed to the State of Washington for highway purposes by Deeds dated July 25, 1960 and June 3, 1971 and recorded August 23, 1960 and September 20, 1971 under Auditor's File Nos. 597903 and 758257:

Lots 4, 5, 6 and 7, Block 1, "EVERETT'S GARDEN TRACTS, SUPPLEMENTAL ADDITION TO CEMENT CITY, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 77, records of Skagit County, Washington.

TOGETHER WITH the vacated East 30 feet of Everett Avenue, adjoining said Lot 7 on the West, EXCEPT that portion of vacated Everett Avenue conveyed to the State of Washington by Deed dated July 25, 1960 and recorded August 23, 1960, under Auditor's File No. 597903.



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EXHIBIT B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: September 16, 1986
Recorded: October 1, 1986
Auditor's No.: 8610010043
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution systems, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location: Northerly 10 feet

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

Name: Everett's Garden Tracts, Supplemental Addition to Cement City
Recorded: April 8, 1909
Auditor's No.: 73081

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



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