

When recorded return to:
Michael Clarke and Hannah M. Clarke
1233 Fenske Lane
Burlington, WA 98233



201312060122

Skagit County Auditor

\$73.00

12/6/2013 Page

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2 1:41PM

Recorded at the request of:

File Number: 105986

Statutory Warranty Deed

105986-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles A. Knox and Flor M. Knox, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael Joseph Clarke and Hannah Marie Clarke**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 5, Plat of Gages Circle

Tax Parcel Number(s): P117818, 4774-000-005-0000

Lot 5, "PLAT OF GAGES CIRCLE", as recorded under Skagit County Auditor's File No. 200102130017, 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 12-6-13

Charles A. Knox

Charles A. Knox

Flor M. Knox
Flor M. Knox

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 4867

DEC 06 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3,244.60
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that Charles A. Knox and Flor M. Knox, 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: 12-6-13

Katie Hickok

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Millenon

My appointment expires: 1/07/2015

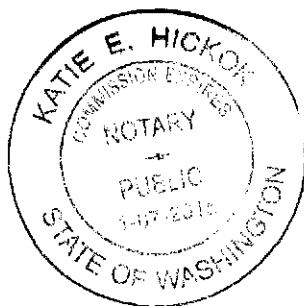


Exhibit A

EXCEPTIONS:

A. 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: Gages Slough

B. Terms and Conditions of Conditional Use Permit as recorded April 1, 1982, under Skagit County Auditor's File No. 8204010013.

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

Plat/Subdivision Name: Plat of Gages Circle
Recorded: February 13, 2001
Auditor's No: 200102130017

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 31, 2000
Recorded: November 14, 2000
Auditor's No: 200011140036
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 street and road rights-of-way.

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



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