When recorded return to:
Sheila D. Gunerius, Allan B. Fredrickson and Barbara A. Fredrickson
1020 Chippewa St
Mount Vernon, WA 98273

201401140047
Skagit County Auditor $75.00
1/14/2014 Page 1 of 4 10:58AM

Recorded at the request of:

File Number: 104544

Statutory Warranty Deed

104544
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR 511 Morris Street, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Sheila D. Gunerius, a single woman, as to an undivided 50% interest, and Allan B. Fredrickson and Barbara A. Fredrickson, husband and wife, as to an undivided 50% interest** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Section 14, Township 34 North, Range 4 East; Ptn. SW (aka Lot 2 Short Card No. PL-11-0041)

Tax Parcel Number(s): **P130784, 340414-0-017-1001, P116401, 340414-3-017-0200**

Lot 2 as delineated on Short Card No. PL-11-0041, as approved on October 28, 2011 and recorded on October 31, 2011 under Auditor's File No. 201110310073, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East W.M..

Including a 2008 Liberty Serial No. 09L36268XU Manufactured Home

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 **12/30/2013**

511 Morris Street LLC

By: Kevin E Ware, Member

By: Kari J. Ware

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20140122
JAN 14 2014
Amount Paid $1,696.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Kevin E. Ware and Kari J. Ware signed this instrument, on oath stated that authorized to execute the instrument and acknowledged it as the Members of 511 Morris Street LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Jan. 10, 2013

KERRY L. LARSON
COMMISSION EXPIRES
NOTARY PUBLIC
08-06-15
STATE OF WASHINGTON

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

UNOFFICIAL DOCUMENT

Exhibit "A"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by:	William Lindsey, et ux
Recorded:	August 22, 1905
Auditor's No.:	53220
As Follows:	"...petroleum, gas, coal and other valuable minerals..."
Affects:	Includes other property

B. RESERVATION CONTAINED IN DEED:

Executed by:	Day Lumber Company
Recorded:	April 17, 1913
Auditor's No.:	96169
As Follows:	"...no saloon and no business house shall be established..."
Affects:	Includes other property

C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By:	Day Lumber Company, a Corporation
Recorded:	May 8, 1925
Auditor's No.:	183573 (Volume 136 of Deeds, page 409)
Affects:	Portion in the Northeast 1/4 of the Southwest 1/4

D. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Co.
Dated:	August 10, 1960
Recorded::	August 10, 1960
Auditor's No.:	597544
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects:	Portion of Easterly 10.5 feet of adjoining Palmer property

E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By:	Burlington Northern Railway Company
Recorded:	March 5, 1993
Auditor's No.:	9303050095

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

Recorded:	June 24, 2010
Auditor's No.:	201006240068
Regarding:	Notice of On-Site Sewage System Maintenance Agreement

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.

G. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Co.
Dated:	October 5, 2010
Recorded::	November 9, 2010
Auditor's No.:	201011090081
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name:	Short Card No. PL-11-0041
Recorded:	October 31, 2011
Auditor's No.:	201110310073

UNOFFICIAL DOCUMENT

I. 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:	October 31, 2011
Auditor's No.:	201110310074

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

Recorded:	October 31, 2011
Auditor's No.:	201110310075
Regarding:	Protected Critical Area Easement

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.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	511 Morris Street
Recorded:	August 15, 2013
Auditor's No.	201308150126
Purpose:	"ingress, egress, utilities and … landscaping"
Area Affected:	A portion of Lot 2

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