

When recorded return to:
Kenneth E. Norris and Teresa A. Norris
31700 Edwin Lane
Sedro Woolley, WA 98284



201401310093
Skagit County Auditor \$73.00
1/31/2014 Page 1 of 2 1:57PM

Recorded at the request of:

File Number: 106547

Statutory Warranty Deed

106547
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Grandview North 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 Kenneth E. Norris and Teresa A. Norris, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 17, Township 35 North, Range 6 East; being a Ptn of W 1/2 of NE 1/4, Lot 3 City of Lyman S.P. 2012-7

Tax Parcel Number(s): P131302, 350617-0-180-0206

Lot 3 as delineated on the City of Lyman Short Plat 2012-7, as recorded on October 26, 2012 under Auditor's File No. 201210260135;

TOGETHER WITH an access easement over (Edwin Lane) Tract A of said Short Plat.

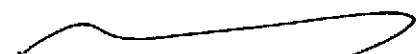
AND TOGETHER WITH a utility easement over Lot 1 of said Short Plat described as follows:

Beginning at the Southwest corner of said Lot 1; thence North along the West line, 10 feet; thence East parallel with the South line of Lot 1, 20 feet; thence South parallel with the West line of Lot 1, 10 feet; thence West along the South line of Lot 1, 20 feet to the true point of beginning.

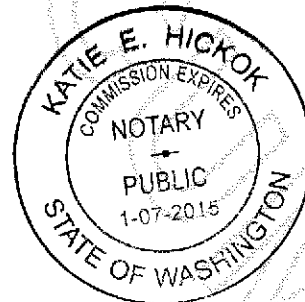
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 1/21/2014

Grandview North LLC a limited liability company

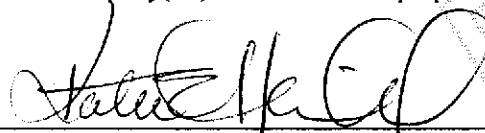

By: Scott Wammack, Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Scott Wammack is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Managing Member of Grandview North, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-29-14


Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014337
JAN 31 2014

Amount Paid \$4,188.⁰⁰
By mm Skagit Co. Treasurer Deputy

Exhibit A

EXCEPTIONS:

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

Name: Survey
Recorded: September 6, 2000
Auditor's No.: 200009060024

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

Name: Survey
Recorded: December 30, 2009
Auditor's No.: 200912300005

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

Name: City of Lyman Short Plat 2012-7
Recorded: October 26, 2012
Auditor's No.: 201210260135

D. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201111150213.

E. Easement reserved by S. Matt Parker and Wildred Parker, husband and wife over portion of said property as recorded under Auditor's File No. 593778.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Town of Lyman, PSE et al
Recorded: December 16, 2013
Auditor's No. 201312160080
Purpose: Communication line and other uses
Area Affected: Tract A for the benefit of lots 1, 2 & 3 of said Short Plat

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: December 9, 2013
Recorded: December 18, 2013
Auditor's No.: 201312160098
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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



201401310093

Skagit County Auditor

\$73.00

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