



201402070086

Skagit County Auditor

\$73.00

2/7/2014 Page

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2 3:21PM

When recorded return to:

The City of Seattle, a municipal corporation of the State of Washing
700 5th Ave Ste 3200
Seattle, WA 98124-4023

Attn: Mary Davis SMT Rm 3338
Recorded at the request of

File Number: 106630

Statutory Warranty Deed

¹⁰⁶⁶³⁰
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Phillip H. Jacobs, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The City of Seattle, a municipal corporation of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 48, Carefree Acres, Subdiv. No. 1

Tax Parcel Number(s): P63529, 3870-000-048-0005

Lot 48 of the PLAT OF CAREFREE ACRES, SUBDIVISION NO. 1, as per plat recorded in Volume 8 of Plats, page 62, 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 2-7-14

Phillip H. Jacobs

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 411
FEB 07 2014

Amount Paid \$ 369.90
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Phillip H. Jacobs, 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: 2-7-14

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2015



Exhibit A

EXCEPTIONS:

A. Construction and Maintenance Obligations as set forth on the face of said Plat:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the county road system, it is hereafter agreed by said lot owners that roads involved shall first be constructed to prevailing county standards and to the county engineers approval by said lot owners."

B. EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:

In Favor Of: Not disclosed
For: Utilities
Affects: 5 foot strip along adjoining roadway
Dated: July 12, 1969
Recorded: July 18, 1969
Auditor's No.: 728948

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

Dated: August 5, 1992
Recorded: August 18, 1992
Auditor's No.: 9208180055
Executed By: Bestland Associates

Said instrument is a rerecording of instrument recorded under Auditor's File No. 9208120081.

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

Auditor's File No.: 8407250023
Document Title: Variance
Regarding: Substandard lots

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.

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

