

AFTER RECORDING MAIL TO:

Melanie K. O'Connor
56665 Sturgeon Road
Darrington, WA 98241



Skagit County Auditor
3/7/2014 Page

1 of 2 11:38AM
\$73.00

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No. 14020017NS
Title Order No. 620020851 ✓

THE GRANTOR(S) Lani Angeline Stitsel, who acquired title as Lani Angeline Estes, an unmarried woman

for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Melanie K. O'Connor, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington:

Tract 3, Skagit County Short Plat No. 93-059, approved September 7, 1993 and recorded September 14, 1993, in Volume 10 of Short plats, pages 231 and 232, under Auditor's File No. 9309140101, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required is full legal not inserted above)

Tax Parcel Number(s): P103688 33103340070300

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620020851, issued by Chicago Title Insurance Company, and set forth in Exhibit "A" attached hereto and by this reference made a part thereof.

Dated: February 27, 2014

Lani Angeline Stitsel
Lani Angeline Stitsel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014922
MAR 07 2014

STATE OF Washington) ss.
COUNTY OF Snohomish

Amount Paid \$ 2,586.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

I certify that I know or have satisfactory evidence that Lani Angeline Stitsel, who acquired title as Lani Angeline Estes, is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6th day of March, 2014

Cynthia A. Christianson
Cynthia A. Christianson
Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 07/29/2015

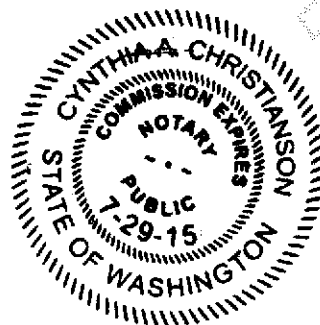


EXHIBIT "A"

Exceptions and reservations as contained in instrument;

Recorded: WM Lindsey
Auditor's No.: 33240 in Volume 38 and page 519, records of Skagit County, Washington
As Follows: All coal and other minerals are reserved and excepted from this conveyance

Exceptions and reservations as contained in instrument;

Recorded: March 30, 1921
Auditor's No.: 148848, records of Skagit County, Washington
Executed By: The Sound Timber Company
As Follows:

The first party hereby reserves unto itself, its successors and assigns, any merchantable timber standing, lying or being upon the said premises, together with all mineral rights therein, and the further right of ingress and egress over and across, and the right to go upon or over the said premises, and the right to locate and operate over and across the said premises such temporary logging railroad or wagon road as the said first party may deem convenient and necessary for the removal of the timber or the minerals from said land or the removal and moving on said railroad of any timber now or hereafter belonging to said first party, its successors and assigns, or to other parties with whom said first party now has agreement for right-of-way on other lands than those herein described. First party also reserves the right to remove rails, ties and other material owned by it from said property at any time.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 93-059:

Recording No: 9309140101

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 14, 1993
Recording No.: 9309140101
Matters shown: Encroachment of a fence onto the Northernly portion of said premises by an undisclosed amount and an encroachment of a fence onto the Easterly portion of said premises by an undisclosed amount.

Title Notification - Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: December 1, 1997
Recording No.: 9712010100

Waiver and Covenant Not to Sue Skagit County and Adjacent Natural Resource Land Property Owners and the terms and conditions thereof

Recording Date: December 1, 1997
Recording No.: 9712010102

Native Growth Protection Area - Critical Areas Site Plan and the terms and conditions thereof

Recording Date: December 12, 1997
Recording No.: 9712120115

Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands

Recording Date: November 1, 2010
Recording No.: 201011010149

Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: November 1, 2010
Recording No.: 201011010150

City, county or local improvement district assessments, if any.

