

When recorded return to:
Mark Wilkins II and Sarah Hayes
807 S. 30th Street
Mount Vernon, WA 98274



201404100032

Skagit County Auditor \$74.00
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Recorded at the request of:

File Number: 107297

Statutory Warranty Deed

107297-1

GUARDIAN NORTHWEST TITLE CO.

~~for Katherine Ely~~
THE GRANTORS Jerrad Ely and Katherine Ely, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Wilkins II, an unmarried man and Sarah Hayes, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1 Eastgate South

Tax Parcel Number(s): P123907, 4881-000-001-0000

Lot 1, "PLAT OF EASTGATE SOUTH", as per plat recorded January 6, 2006, under Auditor's File No. 200601060119, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affeding 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

Jerrad Ely

Katherine Ely

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141124

APR 10 2014

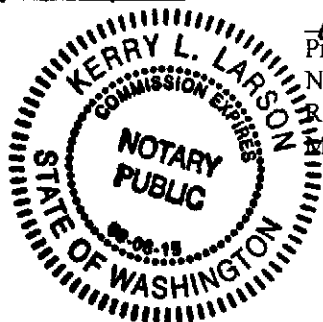
Amount Paid \$ 3,974.40
Skagit Co. Treasurer
By *mom* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jerrad Ely and Katherine Ely, 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:

4-1-14



Printed Name: ~~Katie Hickok~~ Kerry L. Larson

Notary Public in and for the State of

Residing at

Mount Vernon

My appointment expires: 1/07/2015

Washington

8-06-2015

Exhibit A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, husband
and wife
Recorded: April 17, 1902
Auditor's No.: 39602, Volume 44 of Deeds, page 499
As Follows:

Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 8-80
Recorded: May 30, 1980
Auditor's No.: 8005300116

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

Recorded: May 10, 1991
Auditor's No.: 9105100035

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: November 17, 2005
Recorded: December 5, 2005
Auditor's No.: 200512050116
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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E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name:

Eastgate South

Recorded:

January 6, 2006

Auditor's No.:

200601060119

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