

When recorded return to:
Greg Weaver and Denise Mathews
39910 Willard Lane
Concrete, WA 98237



Skagit County Auditor \$74.00
4/11/2014 Page 1 of 3 3:49PM

Recorded at the request of:

File Number: 107222

Statutory Warranty Deed

107222-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Shon F. Raymond and Kimberlee A. Raymond, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Greg Weaver, a single individual and Denise Mathews, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 13 Willard Estates

Tax Parcel Number(s): P116238, 4747-000-013-0000

Lot 13, "PLAT OF WILLARD ESTATES", according to the Plat thereof recorded December 23, 1999, under Auditor's File No. 199912230062, 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 4/04/2014

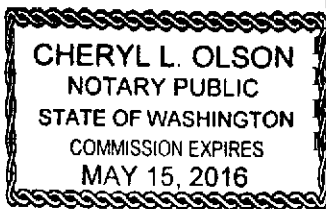
Shon Raymond

Kimberlee Raymond

STATE OF ~~Arizona~~ Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shon Raymond and Kimberlee Raymond, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4/10/2014



Printed Name: Cheryl L. Olson
Notary Public in and for the State of Arizona Washington
Residing at Sedro Woolley
My appointment expires: 5-15-16

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141168
APR 11 2014

Amount Paid \$4766.⁵⁰
Skagit Co. Treasurer
By Mam Deputy

Exhibit A

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: December 23, 1999
Auditor's No.: 9102040045

B. Terms and conditions of Order, Variance and the reconsideration of such, as recorded under the following Auditor's File Nos.: 9808170133, 9808170134, 9810120109 and 9810120110, records of Skagit County, Washington.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: April 8, 1999
Recorded: April 20, 1999
Auditor's No.: 9904200136
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted and/or constructed within the described property. (When said streets and roads 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 described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision: Willard Estates
Recorded: December 23, 1999
Auditor's No.: 199912230062

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

Dated: November 23, 1999
Recorded: December 23, 1999
Auditor's No.: 199912230063
Executed by: Willard M. Hendrickson and Ida M. Hendrickson

F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Willard Hendrickson
Dated: November 6, 1999
Recorded: December 23, 1999
Auditor's No.: 199912230064
Regarding: Landscaping Agreement to Skagit County



201404110111

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

Executed By: Kimberlee A. Raymond
Recorded: April 4, 2005
Auditor's No.: 200504040114
Regarding: Low Flow Mitigation Summary

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.

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

Executed By: Kimberlee A. Raymond
Recorded: April 19, 2005
Auditor's No.: 200504190062
Regarding: Development Activities on or Adjacent to Designated
Natural Resource Lands

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.

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

Executed By: Skagit County Planning Director
Recorded: May 19, 2005
Auditor's No.: 200505190108
Regarding: Findings of Fact – Reduction in setbacks

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.



201404110111