



201405080022

Skagit County Auditor \$76.00
5/8/2014 Page 1 of 5 10:27AM

When recorded return to:
Gary Michael Horrell
14413 25th Avenue SE
Mill Creek, WA 98012

Recorded at the request of:
Guardian Northwest Title
File Number: 107249

Statutory Warranty Deed

107249-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR OCI, 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 Gary Michael Horrell, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 9, Township 36 North, Range 3 East; Ptn. of SW of SW (aka Lot 1, SP #PL-07-0413)

Tax Parcel Number(s): P47704, 360309, 6-001-0104

Lot 1, Short Plat No. PL07-0413, approved November 5, 2009, recorded November 6, 2009, under Auditor's File No. 200911060008, being a portion of the Southwest 1/4 of the Southwest 1/4, Section 9, Township 36 North, Range 3 East, W.M.

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 5/05/2014

OCI, LLC

Diane Berglund
By: Diane Berglund, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141546
MAY 08 2014

Amount Paid \$6,174.59
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 5-7-14

Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2017

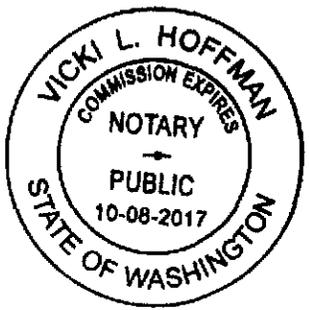


EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph Company
Recorded: September 22, 1914
Auditor's No. 104347
Purpose: Pole line
Area Affected: A portion of the subject property and other property

Said easement was assigned to "The Pacific Telephone and Telegraph Company" by Quit Claim Deed recorded under Auditor's File No. 550182.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Rock Point Oyster Co.; E. N. Steele, J. J. Cryderman and the Great Northern Railroad Co.
Recorded: May 2, 1950
Auditor's No. 445073
Purpose: Right of way
Area Affected: A portion of the subject property and other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: May 6, 1975
Auditor's No. 817067
Purpose: Ingress and egress
Area Affected: Over existing driveway in SW-SW 9-36-3 Affects Northerly portions of the subject property and other property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: June 24, 1983
Auditor's No. 8306240032
Purpose: Normal maintenance of bridge and road
Area Affected: Undisclosed location
(Affects Parcels "A", "B", "C" and other property)



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

Recorded: December 5, 1984
Auditor's No.: 8412050043
Regarding: Waiver and covenant not to sue (Affects Parcels "A", "B", "C" and other property)

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Patricia Digerness
And: Skagit County
Recorded: December 19, 1985
Auditor's No.: 8512190036
Regarding: Mound fill system installation repair (Affects Parcel "C")

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 8, 1986
Recorded: October 1, 1986
Auditor's No.: 8610010045
Purpose: Electric transmission and/or distribution lines
Area Affected: A right of way 20 feet in width

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 9, 1986
Recorded: October 1, 1986
Auditor's No.: 8610010046
Purpose: Underground electric transmission and/or distribution system
Area Affected: A right-of-way 20 feet in width



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I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Taylor United Inc. and Rock Point Oyster Company
Recorded: November 12, 1991
Auditor's No.: 9111120040 and 9111120041
Purpose: Ingress, egress, roadway and utilities
Area Affected:

J. 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: November 12, 2008
Auditor's No.: 200811120064

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: OCI, LLC
Recorded: March 16, 2009
Auditor's No.: 200903160050
Purpose: Utilities and sewer line appurtenant to a Septic System
Area Affected:

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: OCI, LLC
Recorded: March 16, 2009
Auditor's No.: 200903160051
Purpose: Sanitary sewer lines, septic tanks, drainfield areas and utilities appurtenant to a septic system
Area Affected:

M. 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: Short Plat PL07-0413
Recorded: November 6, 2009
Auditor's No.: 200911060008



N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: 37.0 Cabin Inc.
Recorded: May 27, 2010
Auditor's No. 201005270069
Purpose: Ingress, egress and construction, installation, replacement and repair of all utilities
Area Affected: Portion of real estate under search

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jon Miller
Recorded: June 3, 2010
Auditor's No. 201006030040
Purpose: Ingress, egress and construction, installation, replacement and repair of all utilities
Area Affected: Portion of real estate under search

P. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 6, 2009
Auditor's No.: 200911060009

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

Recorded: November 6, 2009
Auditor's No.: 200911060010
Regarding: Protected critical area easement

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.

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