

When recorded return to:
Jeremiah J. Oshiro
31701 Edwin Lane
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 106548



201405220133

Skagit County Auditor \$73.00
5/22/2014 Page 1 of 2 3:37PM

Statutory Warranty Deed

106548-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Grandview North, 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 Jeremiah J. Oshiro, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 17, Township 35 North, Range 6 East; being Ptn. of W 1/2 of NW 1/4 Lot 2 City of Lyman S.P. 2012-7

Tax Parcel Number(s): P131301, 350617-0-180-0106

Lot 2 as delineated on the City of Lyman Short Plat 2012-7, as recorded on October 26, 2012 under Auditor's File No. 201210260135;

TOGETHER WITH an access easement over (Edwin Lane) Tract A of said Short Plat.

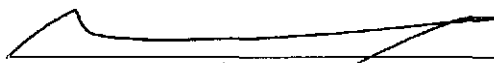
AND TOGETHER WITH a utility easement over Lot 1 of said Short Plat described as follows:

Beginning at the Southwest corner of said Lot 1; thence North along the West line, 10 feet; thence East parallel with the South line of Lot 1, 20 feet; thence South parallel with the West line of Lot 1, 10 feet; thence West along the South line of Lot 1, 20 feet to the true point of beginning.

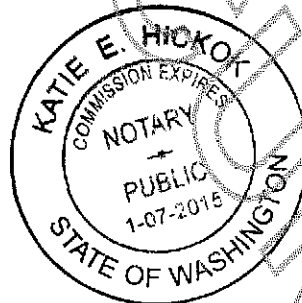
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 5/21/2014

Grandview Homes LLC

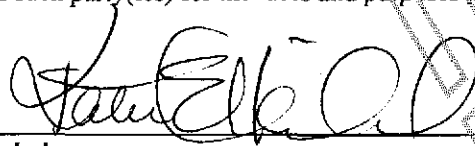

By: Scott Wammack, Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:



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

Dated: 5-21-14



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141743
MAY 22 2014

Katie Hickok
Notary Public in and for the State of Washington
Residing at Wethersburg, Washington
My appointment expires: 1/07/2015

Amount Paid \$ 4079.42
Skagit Co. Treasurer
By man Deputy

Exhibit A

EXCEPTIONS:

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: September 6, 2000
Auditor's No.: 200009060024

B. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: December 30, 2009
Auditor's No.: 200912300005

C. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: City of Lyman Short Plat 2012-7
Recorded: October 26, 2012
Auditor's No.: 201210260135

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Town of Lyman and Puget Sound Energy, Inc., et al
Recorded: December 16, 2013
Auditor's No.: 201312160080
Purpose: Utilities
Area Affected: Tract A

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: December 9, 2013
Recorded: December 16, 2013
Auditor's No.: 201312160098
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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

