

When recorded return to:
Jerome P. Bakkom and Diana L. Bakkom
c/o 1610 26th Circle
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A107422

201406040058
Skagit County Auditor
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3:55PM

Statutory Warranty Deed

A107422-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Blake A. Thomson, as his separate estate, and Ruth T. Johnson, as her separate estate, as joint tenants with rights of survivorship and not as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jerome P. Bakkom and Diana L. Bakkom, a married couple, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3, J Avenue Cottages PUD

Tax Parcel Number(s): P126905, 4942-006-003-0000

Lot 3, "J Avenue Cottages Planned Unit Development", as per Plat recorded on November 14, 2007 under Auditor's File no. 200711140054, 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 May 16, 2014

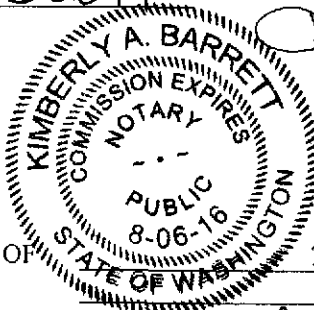
Blake A. Thomson

Ruth T. Johnson

STATE OF Washington
COUNTY OF Skagit SS:

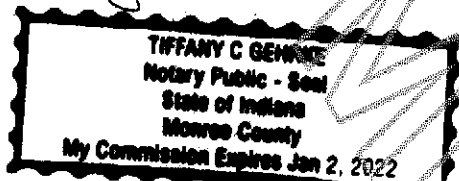
I certify that I know or have satisfactory evidence that Blake A. Thomson the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-20-14



Printed Name: Kimberly A. Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: aug 16, 2016

STATE OF Indiana
COUNTY OF Monroe



I certify that I know or have satisfactory evidence that Ruth T. Johnson, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/21/14

Printed Name: [Signature]
Notary Public in and for the State of Indiana
Residing at Blountstown
My appointment expires: 7/2/22

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141927
JUN 04 2014

Amount Paid \$ 5327.²⁰
Skagit Co. Treasurer
By mem Deputy

EXHIBIT A

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Dated: March 30, 1927
Recorded: April 5, 1927
Auditor's No.: 202582
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Area Affected: As constructed

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

Plat/Subdivision Name: "J" Avenue Cottages Planned Unit Development
Recorded: November 14, 2007
Auditor's No.: 200711140054

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

Dated: October 22, 2007
Recorded: October 23, 2007
Auditor's No.: 200710230056
Executed By: Wilmoor Development Corporation, a Washington corporation

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: July 18, 2007
Recorded: August 8, 2007
Auditor's No.: 200708080079
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:

"A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee."



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