

When recorded return to:
Clearly J & D LLC
2364 Hawk Way
Bellingham, WA 98229

Recorded at the request of:

File Number: A107097



201406050105
Skagit County Auditor \$74.00
6/5/2014 Page 1 of 3 3:28PM

Statutory Warranty Deed

A107097-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Northwest Plus Credit Union for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Clearly J & D LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot D of Boundary Line Adjustment recorded as Auditor' File No. 201105130099 being a portion of Lots 13-17, Block 6 of "Knutzen's Addition"

For Full Legal See Attached Exhibit "A"

The Grantor herein warrants to the Grantee that an old waterline running from the Northeasterly corner Southwesterly across Lot D, as shown on an unrecorded map of the subject property, has been disconnected and abandoned in favor of the private water easement delineated across Lot A of the Boundary Line Adjustment, on Page 19 of 19.

SUBJECT TO a Private Storm Drain Easement labeled as "Private Storm Drain Easement 1" on Page 12 of 19 of Boundary Line Adjustment recorded as Auditor's File No. 201105130099 and delineated on Page 19 of 19 of said document.

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 "B" attached hereto

Tax Parcel Number(s): P130626, 4089-006-017-0304

Dated 6/03/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141951
JUN 05 2014

Northwest Plus Credit Union

By: Steve Diklich, CFO

Amount Paid \$ 1891.⁸⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington
COUNTY OF Snohomish SS:



I certify that I know or have satisfactory evidence that Steve Diklich is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the CFO of Northwest Plus Credit Union, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-4-14

Notary Public in and for the State of Washington

Residing at Arbington

My appointment expires: 5-9-18

EXHIBIT A

Lot D of Boundary Line Adjustment, also known as NW Plus Credit Union BLA#3-11, recorded May 13, 2011 as Auditor's File No. 201105130099, as described on Page 9 of 19 and delineated on Page 18 of 19, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Lot E of said Boundary Line Adjustment, as described on Page 11 of 19 and delineated on Page 18 of 19; all of the above being portions of Lots 13, 14, 15, 16, and 17 in Block 6 of "Knutzen's Addition to the City of Burlington" as per plat recorded in Volume 3 of Plats, Page 80 records of Skagit County, Washington.



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EXHIBIT B

EXCEPTIONS:

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: November 23, 2004
Auditor's No.: 200411230171

B. 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: Boundary Line Adjustment
Recorded: May 11, 2011
Auditor's No.: 201105130099

Said Boundary Line Adjustment is described as "NW Plus Credit Union, BLA #3-11" on the deed recorded as Auditor's File No. 201105130100.

Said Boundary Line Adjustment document was amended by document recorded as Auditor's File No. 201403190078.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: November 19, 2010
Auditor's No.: 201011190139
Purpose: Natural gas pipeline(s) and related facilities
Area Affected: A 10-foot wide portion of Lot E

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy
Recorded: November 22, 2010
Auditor's No.: 201011220144
Purpose: "... utility systems ..."
Area Affected: A 10-foot wide strip of land

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



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