

When recorded return to:
Sally J. Ebe
1100 Harmony Lane
Mount Vernon, WA 982734

Recorded at the request of:
Guardian Northwest Title
File Number: 107094



201406100017
Skagit County Auditor \$74.00
6/10/2014 Page 1 of 3 10:20AM

Statutory Warranty Deed

107094-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Steve L. Broman, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Sally J. Ebe, an unmarried woman** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Section 20, Township 34 North, Range 4 East; Ptn. SW SE aka Lot 4, LU05-058

Tax Parcel Number(s): **P130003, 340420-4-026-0300**

Lot 4 of Mount Vernon Short Plat #LU05-058 (Broman Short Plat), as recorded on January 7, 2010 under Auditor's File No. 201001070088, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East W.M.; TOGETHER WITH a roadway and utility easement as recorded under Auditor's File No. 200905140031.

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 5/30/2014

X Steven L. Broman
Steven L. Broman

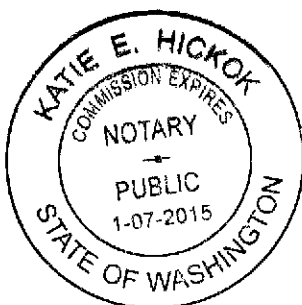
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2004
JUN 10 2014

Amount Paid \$ 4633
By mem Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven L. Broman, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-6-14



Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2015

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: January 22, 2008
Recorded: February 4, 2008
Auditor's No.: 200802040178
Purpose: Right to enter said premises to operate, maintain, 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 line
Area Affected: A portion of the subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, et al
Dated: Not disclosed
Recorded: May 14, 2009
Auditor's No.: 200905140031
Purpose: Access for roadway and utilities
Area Affected: Portion of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, et al
Recorded: December 9, 2009
Auditor's No.: 200912090083
Purpose: Ingress, egress and installation and maintenance of underground residential utilities
Area Affected: Portion of the subject property

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

Short Plat No.: LU 05-058
Recorded: January 7, 2010
Auditor's No.: 201001070088

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

Dated: May 19, 2009
Recorded: January 7, 2010
Auditor's No.: 201001070089
Executed By: Steve L. Broman

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



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EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County, Washington
Recorded:	March 26, 2009
Auditor's No.	200903260001
Purpose:	Water and communication lines
Area Affected	The East 6 feet

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



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