

UNRECORDED



Skagit County Auditor  
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When recorded return to:  
Richard G Nelles  
34060 Hamilton Cemetery Road  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 107874

**Statutory Warranty Deed**

107874  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Birdsvew Estates, 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 **Richard G. Nelles, a married man as his separate estate** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 2, Birdsvew Estates

Tax Parcel Number(s): P130270, 4997-000-002-0000

Lot 2, "BIRDSVIEW ESTATES" as per plat thereof recorded June 10, 2010 under Auditor's File No. 201006100097, 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 per Exhibit "A" attached hereto

Dated 7-1-14

Birdsvew Estates, LLC  
  
By: Dan R. Madlung, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 2328  
JUL 01 2014

Amount Paid \$1162.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

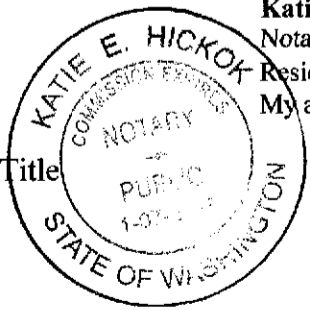
STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Dated: 7-1-14

Katie Hickok

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



Guardian Northwest Title

Exhibit A

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
 Dated: January 23, 1925  
 Recorded: April 24, 1925  
 Auditor's No.: 183088  
 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

**Location:**

The centerline of each of said transmission lines shall be parallel with and not more than 25 feet distant on each side, from a principal centerline described as follows, to-wit:

Beginning at a point on the West line of Section 17, Township 35 North, Range 7 East, W.M., which point is 2256.71 feet, more or less, North of the Southwest corner of the Northwest 1/4 of said Section; thence running North 87 degrees 56' East, a distance of 4525.42 feet; thence North 70 degrees 42' 30" East, a distance of 650.8 feet to a point on the North line of said Section, which point is 59.25 feet, more or less, West of the Northeast corner of said Section. All as now surveyed, staked, laid out and to be constructed.

Consent to Use to Birdsvew Estates LLC recorded November 8, 2006 under Auditor's File No. 200611080113.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
 Dated: April 2, 2007  
 Recorded: April 9, 2007  
 Auditor's No.: 200704090170  
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
 Area Affected: Portion of the subject property

**C. 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: June 10, 2010  
 Auditor's No.: 201006100100

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



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

Executed By: Birdsview Estates LLC (c/o Dan Madlung)  
Recorded: April 9, 2008  
Auditor's No.: 200804090065  
Regarding: Decision/Recommendation on Variance/Preliminary Plat Application VA07-0931/PL96-0065

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.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Birdsview Estates  
Recorded: June 10, 2010  
Auditor's No.: 201006100097

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

Recorded: June 10, 2010  
Auditor's No.: 201006100098  
Executed By: Birdsview Estates, LLC

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

Recorded: June 10, 2010  
Auditor's No.: 201006100099  
Regarding: Stormwater Collection System

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.

Guardian Northwest Title and Escrow, Agent for  
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H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 10, 2010  
Auditor's No.: 201006100101  
Regarding: Protected Critical Area Agreement

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.

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

Recorded: January 21, 2014  
Auditor's No.: 201401210093  
Regarding: Waiver to Setback

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.

Guardian Northwest Title and Escrow, Agent for  
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