

When recorded return to:
Shelley Gunderson
7704 S. Superior Avenue
Concrete, WA 98237



Skagit County Auditor \$73.00
7/2/2014 Page 1 of 2 10:43AM

Recorded at the request of:
Guardian Northwest Title
File Number: 107704

Statutory Warranty Deed

107704-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James A. Cook and Terri E. Cook, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shelley Gunderson, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Lot 15 Sunrise Addn

Tax Parcel Number(s): P70908, 4064-000-015-0115

The East 200 feet of the North 100 feet of the South 200 feet of Lot 15, "PLAT OF SUNRISE ADDITION TO CONCRETE", as per plat recorded in Volume 4 of Plats, page 44, records of Skagit County, Washington.

EXCEPT the East 10 feet thereof.

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 7/01/2014

James A Cook
James A Cook

Terri E Cook
Terri E Cook

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2336
JUL 02 2014

Amount Paid \$ 1,340.⁰⁰
Skagit Co. Treasurer
By *ham* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James A Cook and Terri E Cook, 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: 7-1-14

Katie Hickok

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

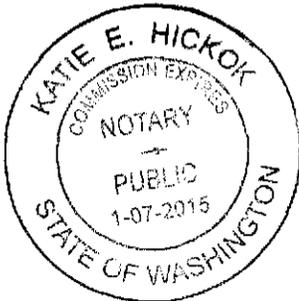


Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: November 30, 1937
Recorded: December 13, 1937
Auditor's No.: 297399
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Area Affected: Portion of subject property

Together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Said easement includes covenants against blasting within 300 feet of said line.

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



201407020023