



201407030178

Skagit County Auditor

\$75.00

7/3/2014 Page

1 of

4 1:55PM

When recorded return to:  
Howard Alvino  
1201 N 9th Apt #3  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 107802

### Statutory Warranty Deed

A107802  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR 511 Morris Street, 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 Howard Alvino, an unmarried person and Sondra C. Alvino, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 14, Township 34 North, Range 4 East; Ptn. SW (aka Lot 1, PL-011-0041)

Tax Parcel Number(s): P24711, 340414-0-017-0001

Lot 1 as delineated on Short Card No. PL-11-0041, as approved on October 28, 2011 and recorded on October 31, 2011 under Auditor's File No. 201110310073, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East W.M.

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 7-2-14

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

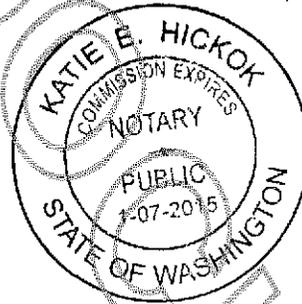
20142373  
JUL 03 2014

511 Morris Street LLC

[Signature]

By: ... , Authorized Agent

Amount Paid \$ 1099.20  
Skagit Co. Treasurer  
By Mb Deputy



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin Ware is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agent of Morris Street, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-2-14

[Signature]

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

Guardian Northwest Title

**EXCEPTIONS:**

Exhibit A

**A. RESERVATION CONTAINED IN DEED:**

Executed by: William Lindsey, et ux  
Recorded: August 22, 1905  
Auditor's No.: 53220  
As Follows: "...petroleum, gas, coal and other valuable minerals..."  
Affects: Includes other property

**B. RESERVATION CONTAINED IN DEED:**

Executed by: Day Lumber Company  
Recorded: April 17, 1913  
Auditor's No.: 96169  
As Follows: "...no saloon and no business house shall be established..."  
Affects: Includes other property

**C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Day Lumber Company, a Corporation  
Recorded: May 8, 1925  
Auditor's No.: 183573 (Volume 136 of Deeds, page 409)  
Affects: Portion in the Northeast 1/4 of the Southwest 1/4

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: August 10, 1960  
Recorded: August 10, 1960  
Auditor's No.: 597544  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: Portion of Easterly 10.5 feet of adjoining Palmer property

**E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Burlington Northern Railway Company  
Recorded: March 5, 1993  
Auditor's No.: 9303050095

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First American Title Insurance Company



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

Recorded: June 24, 2010  
Auditor's No.: 201006240068  
Regarding: Notice of On-Site Sewage System Maintenance  
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.

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: October 5, 2010  
Recorded: November 9, 2010  
Auditor's No.: 201011090081  
Purpose: Right to construct, operate, maintain, repair, replace and  
enlarge one or more electric transmission and/or distribution  
lines and related facilities.

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

Name: Short Card No. PL-11-0041  
Recorded: October 31, 2011  
Auditor's No.: 201110310073

I. 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: October 31, 2011  
Auditor's No.: 201110310074

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

Recorded: October 31, 2011  
Auditor's No.: 201110310075  
Regarding: Protected Critical Area Easement

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.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: 511 Morris Street  
Recorded: August 15, 2013  
Auditor's No. 201308150126  
Purpose: "ingress, egress, utilities and ... landscaping"  
Area Affected: A portion of Lot 2 benefitting Lot 1

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



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