

When recorded return to:

Tamara L Bledsoe
1617 Hoag Rd
Mt. Vernon, WA 98273



201408050053

Skagit County Auditor \$75.00
8/5/2014 Page 1 of 4 1:35PM

CHICAGO TITLE
020021895 STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl L. Trice, an unmarried individual
for and in consideration of ten dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Tamara L Bledsoe, an unmarried individual
the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-91, approved November 26, 1991, and recorded December 5, 1991, in Volume 10 of Short Plats, pages 31 and 32, under Auditor's File No. 9112050009, records of Skagit County, Washington; being a portion of Government 8, Section 8, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for access and utilities over that certain 40 foot strip of Lots 3, as delineated on CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-91, approved November 26, 1991, and recorded December 5, 1991, in Volume 10 of Short Plats, pages 31 and 32, under Auditor's File No. 9112050009, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: Lot(s): LOT 3 CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-91

Tax Parcel Number(s): P99557 / 340408-0-067-0300

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142819
AUG 05 2014

Amount Paid \$ 4,366.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

LPB 10-05(i)
Page 1 of 2

Dated: 08/01/14

Carl L Trice
Carl L Trice

STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Carl L Trice is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 5, 2014

Pamela M Peterson
Notary name printed or typed: Pamela M Peterson
Notary Public in and for the State of Washington
Residing at Mansville
My appointment expires: 7-09-2017



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EXHIBIT A

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 21, 1968
Auditor's No.: 719536, records of Skagit County, Washington
In favor of: Charles W. Hoag and Mikell J. Hoag, husband and wife
For: Easement No. 1: For ingress, egress and utilities

Easement No. 2: To take water from a well located on property adjoining on the East and to lay and maintain a pipe line to transport water from said well to the main tract herein conveyed.

Affects: Easement No. 1: A strip of land 20 feet in width in Government Lot 8, Section 8, Township 34 North, Range 4 East of the Willamette Meridian, the centerline of which is described as follows:

Beginning at a point in the center of an existing private roadway, where it intersects the South line of said Government Lot 8 at a point 598 feet, more or less, East of the Southwest corner thereof; Thence Northerly along said centerline to the North line of the county road and the true point of beginning; Thence continue Northerly along the centerline of said private road to a point 200 feet North of the South line of said subdivision;

Thence Northwesterly along the centerline of an existing private road branching in said direction, to a point on the East line of the above described main tract, which is 10 feet, more or less, North of the Southeast corner thereof and the terminal point of the centerline being described.

Easement No. 2: Beginning at a point on the East line of the main tract above described that is 130 feet North of the Southeast corner thereof;

Thence East a distance of 80 feet;
Thence North a distance of 40 feet;
Thence West a distance of 80 feet to the East line of said tract;
Thence South to the point of beginning.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 12, 1978
Auditor's No.: 877358, records of Skagit County, Washington
In favor of: The District Improvement No. 20
For: The storm sewer with the right, privilege and authority, to said District, to construct,

maintain, replace, reconstruct and/or remove a drainage pipeline or pipelines, with all appurtenances incident thereto or necessary therewith, on, under, and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the construction, use or maintenance of said drainage pipelines and appurtenances and the right of ingress and egress to, over and from the above described premises at any and all times for the purposes of doing anything necessary useful or convenient for the enjoyment of the easement hereby granted

Affects:

20 feet in width and lying ten feet on each side of the following described centerline:

Commencing at the Southeast corner of Government Lot 8 of Section 8, Township 34 North, Range 4 East of the Willamette Meridian;

Thence North 87°57'29" West along the South line of said Government Lot 8 a distance of 265.00 feet to the true point of beginning;

Thence North 2°02'31" East along said centerline a distance of 435 feet, more or less, to an intersection with the centerline of an existing drainage ditch and the terminus of said centerline of 20 foot easement.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: July 13, 1982
Auditor's No.: 8207130027, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

Easement No. 1: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:



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EXHIBIT A (con't)

Beginning at a point on the South line of the above said property that is approximately 664 feet East of the Southwest corner thereof;
Thence North a distance of 20 feet to its terminus.

Easement No. 2: The South 10 feet

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 11, 1992

Auditor's No(s): 9206110056, records of Skagit County, Washington

In favor of: Allen D. Brown and Gwen E. Brown, husband and wife; and Robert W. Fisher and Gloria J. Fisher, husband and wife

For: Easement for access, egress, installation and maintenance of underground gasoline

Affects: Within Lots 1, 2 and 3 of Mount Vernon Short Plat No. MV-11-91

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-91:

Recording No: 91125050009

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 8, 1992

Auditor's No(s): 9210080082, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Northerly portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 21, 1994

Auditor's No(s): 9406210049, records of Skagit County, Washington

In favor of: Carole L. Deltmann and Darin L. Gillis

For: Access and Utilities

Affects: As shown on the face of said short plat



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Skagit County Auditor

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\$75.00

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