

When recorded return to:  
Scott G. Smith and JuLee A. Rudolf  
3816 Ridgewood Drive  
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



Skagit County Auditor \$74.00  
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20143316  
SEP 08 2014

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108044

Amount Paid \$ 8905.00  
Skagit Co. Treasurer  
By AF Deputy

**Statutory Warranty Deed**

A108044  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert A. MacKay and Joyce L. MacKay, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Scott G. Smith and JuLee A. Rudolf, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 25, Parkside

Tax Parcel Number(s): P99125, 4552-000-025-0004

Lot 25, "PLAT OF PARKSIDE", according to the plat thereof recorded in Volume 14 of Plats, Pages 170 through 174, 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 described in Exhibit "A" attached hereto

Dated 9/04/2014

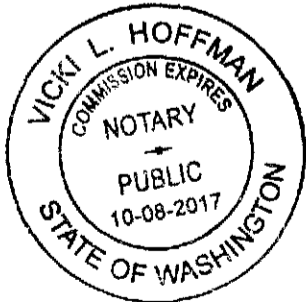
Robert A. MacKay  
Robert A. MacKay  
Joyce L. MacKay  
Joyce L. MacKay

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert A. MacKay, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-5-14

Vicki L. Hoffman  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2017



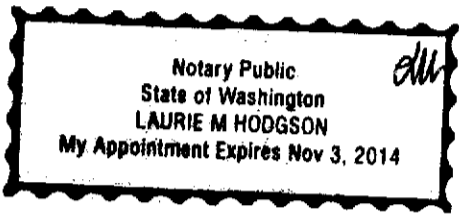
Order No:

STATE OF Washington }  
COUNTY OF Skagit } SS:

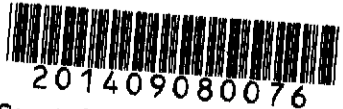
I certify that I know or have satisfactory evidence that Joyce L. MacKay, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9/6/14

*Laurie M. Hodgson*  
Printed Name: Laurie M Hodgson  
Notary Public in and for the State of Washington  
Residing at Arnicumles  
My appointment expires: Nov 3, 2014



UNOFFICIAL DOCUMENT



## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: August 30, 1990  
Recorded: September 6, 1990  
Auditor's No: 9009060042  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

All streets as constructed or to be constructed within the above-described property. (This clause to become null and void when said streets are dedicated to the public.)

The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Parkside Division 2.

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

Dated: May 30, 1991  
Recorded: May 30, 1991  
Auditor's No: 9105300048  
Executed by: Puget Sound Development, a Partnership

Said covenants were amended by document recorded under Auditor's File Nos. 9202060046, 200005260127 (a re-recording of 199909160014) and 200108310164.

C. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 78125, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

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

Plat/Subdivision Name: Parkside  
Recorded: March 25, 1991  
Auditor's No: 9103250003



201409080076

Skagit County Auditor

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\$74.00