

When recorded return to:

David D. Swanson and Kira F. Swanson

1115 Digby Lane

Mount Vernon, WA 98274

Recorded at the request of:

Guardian Northwest Title

File Number: 108140

Statutory Warranty Deed

108140

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Lucas B. Hansey and Sheena M. Hansey, who acquired title as Sheena M. Hansey, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David D. Swanson and Kira F. Swanson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 19, Gilbert's Addition

Tax Parcel Number(s): P119133, 4793-000-019-0000

Lot 19, "PLAT OF GILBERTS ADDITION", as per plat recorded on April 30, 2002, under Auditor's File No. 200204300099, 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

9/23/14

Lucas B. Hansey

Sheena M. Hansey

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2014 3545

SEP 24 2014

Amount Paid \$ 3867.60

Skagit Co. Treasurer
Deputy

SS:

STATE OF Washington

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Lucas B. Hansey and Sheena M. Hansey, 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:

9/23/14

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at: Mount Vernon

My appointment expires: 1/07/2015



EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED:

Executed by: W. M. Lindsey and Emma S. Lindsey, his wife
Recorded: April 17, 1902
Auditor's No: 39602 in Volume 44 of Deeds, page 499
As Follows:
Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: February 27, 1952
Auditor's No: 472022
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: A strip of land, the centerline of which is described as follows:
Beginning at a point on the North line of Secondary State Road, 697.25 feet East of the 1/4 corner between Sections 21 and 28, Township 34 North, Range 4 East, W.M.; thence North 2 degrees 0' East 331.2 feet; thence North 6 degrees 04' East 214.12 feet; thence North 33 degrees 30' East 343.2 feet; thence North 58 degrees 0' East to the East line of the above tract.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Thomas, Inc.
And: Wes Simpson
Dated: September 18, 1998
Recorded: September 28, 1998
Auditor's No: 9809280117
Regarding: Maintenance of TRD-1000 Plant

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



D. EASEMENT AND PROVISIONS THEREIN:

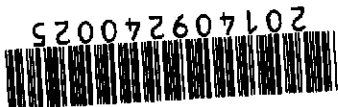
Grantee: Puget Sound Power & Light Company
Dated: October 23, 2001
Recorded: November 1, 2001
Auditor's No. 200111010110
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: Easement No. 1. All streets and road rights-of-way as now or hereafter designed, planned and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2. A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
Easement No. 3. All areas located within a 10 (ten) foot perimeter of the exterior surface of all ground mounted vaults and transformers.
Easement No. 4. No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of Grantee's ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

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

Plat/Subdivision Name: Gilbert's Addition
Recorded: April 20, 2002
Auditor's No. 200204300099

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



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