

When recorded return to:
Skagit County, a political subdivision of the State of Washington
1800 Continental Place
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
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Recorded at the request of:

File Number: 106889

Statutory Warranty Deed

106889
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Thomas A. Little, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skagit County, a political subdivision of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 32, Township 34 North, Range 4 East; Ptn. SW – NW (aka Lot 2, Western Peterbilt BSP L99-0003)

Tax Parcel Number(s): P119263, 8040-000-002-0000

Lots 2 of "Western Peterbilt Binding Site Plan L99-0003", approved June 5, 2002 and recorded July 1, 2002 as Skagit County Auditor's File No. 200207010180; being a portion of the Southwest ¼ of the Northwest ¼ of Section 32, 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 described in Exhibit "A" attached hereto

Dated

11-7-14

Thomas Little

20144244
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 10 2014

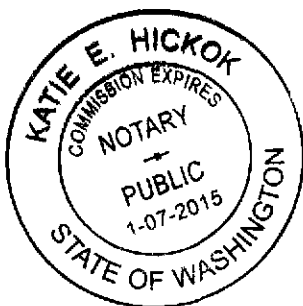
Amount Paid \$ 7371.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas Little, 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:

11-7-14



Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 1/07/2015

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: December 18, 1924
Recorded: January 12, 1925
Auditor's No. 180102
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Subject property

B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: April 14, 1953
Auditor's No.: 487106

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Mount Vernon, Washington
Dated: October 9, 2000
Recorded: July 10, 2001
Auditor's No. 200107100051
Purpose: Right to construct, maintain, replace, etc., sanitary sewage facilities, drainage facilities and/or telecommunication facilities, etc.
Area Affected: Lots 1 - 4

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: May 19, 1998
Recorded: May 27, 1998
Auditor's No. 9805270084
Purpose: Water pipe line easement
Area Affected: Lots 1 - 4

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

Name: Binding Site Plan, L99-0003
Recorded: July 1, 2002
Auditor's No.: 200207010180

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



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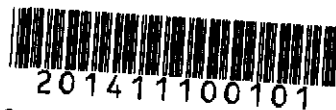
F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: July 22, 1997
Auditor's No.: 9707220041

G. EASEMENT INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Future owners lots 2, 8 and 9
Recorded: April 20, 2011
Auditor's No.: 201104200032
Purpose: Signage easement and the maintenance thereof
Area Affected: A portion of lot 2

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



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