

When recorded return to:
Dan Degroot and Carolyn Degroot
4701 Scoon Road
Sunnyside, WA 98944



201411170154

Skagit County Auditor \$74.00
11/17/2014 Page 1 of 3 3:30PM

Recorded at the request of:
Guardian Northwest Title
File Number: 108443

Statutory Warranty Deed

108443
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Henry Dykstra and Charlotte Dykstra, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dan Degroot and Carolyn DeGroot, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 5-B, Skyridge Div. No. VI

Tax Parcel Number(s): P83520, 4504-000-001-0002

Lot 5-B, "PLAT OF SKYRIDGE DIV. NO. VI", as per Plat recorded in Volume 14 of Plats, Page 63, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for access over Lot 5-C shown on the face of said Plat.

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 11/17/14

Henry Dykstra

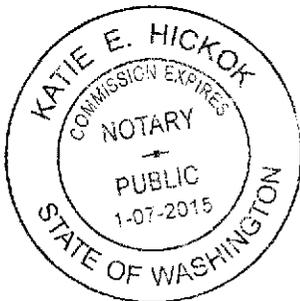
Charlotte Dykstra

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Henry Dykstra and Charlotte Dykstra, 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: 11/17/14

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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144339
NOV 17 2014

Amount Paid \$ 1785.00
Skagit Co. Treasurer
By Man Deputy

Exhibit A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: John B. and Alice Oosterhof
Dated: August 22, 1980
Recorded: September 3, 1980
Auditor's No.: 8009030050
Regarding: Water Development Agreement

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skyridge Div. No. III
Recorded: August 26, 1980
Auditor's No.: 8008260001

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 7-81
Recorded: May 21, 1981
Auditor's No.: 8105210005

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

Recorded: September 16, 1980
Auditor's No.: 8009160039
Executed By: John B. and Alice Oosterhof

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skyridge Div. No. VI
Recorded: November 21, 1988
Auditor's No.: 8811210077

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



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

Recorded: September 14, 1992
Auditor's No.: 9209140111
Executed By: Harold and Alice Oosterhof

G. 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: January 18, 2006
Auditor's No.: 200601180017

