



201411210166

When recorded return to:
Aaron D. Boyd and Nycole A. Boyd
1407 State Route 9
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00
11/21/2014 Page 1 of 3 1:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021483

CHICAGO TITLE
620021483

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara C. Landrock, Trustee of the Barbara C. Landrock Revocable Living Trust created 03/21/2001

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Aaron D. Boyd and Nycole A. Boyd, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot C of Short Plat 24-76, approved June 18, 1976 and recorded in Volume 1 of Short Plats, Pages 139 and 140, under Auditor's File No. 837276; being a portion of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 7, Township 36 North, Range 5 East, W.M.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P50921, 360507-2-003-0405, P105978, 360507-2-003-0500

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021483, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: November 19, 2014

Barbara C. Landrock Revocable Living Trust created 03/21/2001

BY: Barbara Landrock
Barbara C. Landrock, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144427
NOV 21 2014

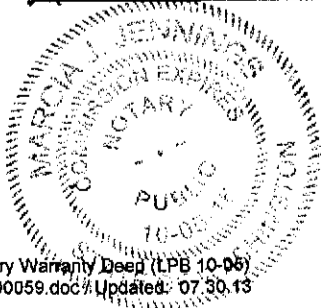
State of Washington
County of Skagit

Amount Paid \$2586.⁰⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Barbara C. Landrock

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Barbara C. Landrock Revocable Living Trust created 03/21/2001 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 20, 2014



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/31/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: United States of America
 Purpose: Electric transmission and/or distribution line
 Recording Date: September 22, 1964
 Recording No.: 656163
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: United States of America
 Purpose: Transmission line right-of-way
 Recording Date: June 5, 1946
 Recording No.: 392627
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Samish Drainage District
 Purpose: Drainage, irrigation, flood control and maintenance purposes
 Recording Date: February 2, 1976
 Recording No.: 829505
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company, a Washington Corporation
 Purpose: Electric transmission and/or distribution line
 Recording Date: September 22, 1982
 Recording No.: 8209220021
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Pacific Northwest Pipeline Corporation
 Purpose: Right of way
 Recording Date: September 14, 1956
 Recording No.: 541530
 Affects: An undeterminable portion of said premises
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **SHORT PLAT 24-76:**
 Recording No: 837276
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Skagit County
 Purpose: Temporary construction easement
 Recording Date: November 13, 2013
 Recording No.: 201311130082
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Skagit County
 Recording Date: May 8, 2014
 Recording No.: 201405080045
10. City, county or local improvement district assessments, if any.



SCHEDULE "B"

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

UNOFFICIAL DOCUMENT



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