

When recorded return to:
Brandon G Speck and Julie A Speck
22584 Fieldstone Lane
Mt Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 107690



201412040083

Skagit County Auditor

\$74.00

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Statutory Warranty Deed

107690-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Inge Martinsen and Karen D. Martinsen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brandon G. Speck and Julie A. Speck, ~~a married couple~~ the following described real estate, situated in the County of Skagit, State of Washington Husband and wife

Abbreviated Legal:

Lot 2 Rosario Terrace

Tax Parcel Number(s): P128211, 4966-000-002-0000

Lot 2, PLAT OF ROSARIO TERRACE, according to the Plat thereof recorded August 19, 2008 under Skagit County Auditor's File No. 200808190039, 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

12/2/14

Inge Martinsen
Inge Martinsen

Karen D. Martinsen
Karen D Martinsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144595
DEC 04 2014

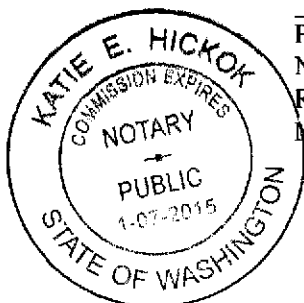
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4489.⁰⁰
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that Inge Martinsen and Karen D Martinsen, 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:

12/2/14



Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at , Mt Vernon

My appointment expires: 1/07/2015

Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: April 25, 2006
Recorded: May 8, 2006
Auditor's No.: 200605080164

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: Rosario Terrace
Recorded: August 19, 2008
Auditor's No.: 200808190039

C. 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: August 19, 2008
Auditor's No.: 200808190040

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 19, 2008
Auditor's No.: 200808190041
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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



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

Recorded: August 19, 2008
Auditor's No.: 200808190042
Executed By: Landmark Building and Development, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: September 18, 2009
Auditor's No.: 200909180065

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 10, 2009
Auditor's No.: 200904100072
Regarding: Notice of Water System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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