

When recorded return to:  
Sarah M. Engen  
1303 Gilkey Road  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108653



201503060063  
Skagit County Auditor \$73.00  
3/6/2015 Page 1 of 2 1:50PM

### Statutory Warranty Deed

A108653-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Cynthia Hencheroff, who acquired title as Cynthia Suzanne Hudson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sarah M. Engen, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 35 Country Aire Phase 1

Tax Parcel Number(s): P104074, 4605-000-035-0004

Lot 35, "PLAT OF COUNTRY AIRE PHASE I", according to the plat thereof recorded in Volume 15 of Plats, Pages 91 through 94, inclusive, 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 3/03/2015

Cynthia S Hencheroff  
Cynthia Hencheroff

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015098

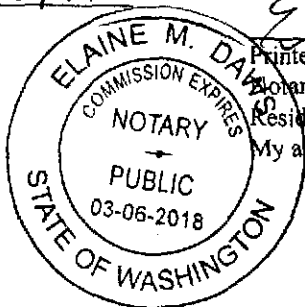
MAR 06 2015

Amount Paid \$2408.<sup>00</sup>  
Skagit Co. Treasurer  
By mdm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cynthia Hencheroff, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/5/15



Elaine M. Davis  
Printed Name: Elaine M. Davis  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 3/6/18

## EXHIBIT A

### EXCEPTIONS:

A. Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.

### B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: October 26, 1992  
Recorded: October 29, 1992  
Auditor's No.: 9210290099  
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.

Location:

Easement No. 1: All street and road rights-of-way as now or hereafter designed, platted, 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 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.

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

Dated: June 11, 1993  
Recorded: June 11, 1993  
Auditor's No.: 9306110140  
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

Amendment thereto recorded under Auditor's File No. 9309150090.

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

Plat/Subdivision Name: Country Aire Phase 1  
Recorded: June 11, 1993  
Auditor's No: 9306110139