



201503160112

WHEN RECORDED RETURN TO:
Name: Dennis Iverson
Address: 24396 Richards Road
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00
3/16/2015 Page 1 of 3 11:46AM

Escrow Number: 678691RT
Filed for Record at Request of: Rainier Title, LLC

Land Title and Escrow

STATUTORY WARRANTY DEED 1497440

THE GRANTOR(S), Charles T. Atwood and Judy B. Atwood, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Dennis Iverson, a married person, as a separate estate the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12, "PARKWOOD ESTATES," as per plat recorded in Volume 11 of Plats, page 56, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 12, Parkwood Estates

Tax Parcel Number(s): P79718 4350-000-012-0004

Dated: March 9, 2015

Charles T Atwood
Charles T. Atwood

Judy B Atwood
Judy B. Atwood

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015792

MAR 16 2015

Amount Paid \$ 2995.48
Skagit Co. Treasurer
By Mly Deputy

STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Charles T. Atwood and Judy B. Atwood** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/12/2015

Sadie Allen

SADIE ALLEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 19, 2016

Name: Sadie Allen
Notary Public in the State of WA
Residing in Arington
My Commission Expires: 5/19/16

Exhibit A

Subject To:

A. Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated. All other easements are as shown on the face of this Plat."

B. Provisions set forth in the dedication of said Plat, as follows:

"The right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters blocked from their natural course so as to discharge upon any public road right of way or to hamper proper road drainage. Any enclosing of drainage waters in the culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

End of Exhibit A

ETA JBA