

Return Address:
Phyllis M. Schmidt
2155 Cheyne Rd
Zillah, Wa. 98953



201504080021

Skagit County Auditor

\$75.00

4/8/2015 Page

1 of

4 10:05AM

Document Title(s) (for transactions contained therein):

1. Statutory Warranty Deed

Reference Number(s) of Documents assigned or released:

(on page of documents(s))

Land Title and Escrow

Grantor(s)

1. James G. Shepard and Pamela A. Shepard, Husband and wife

2.

Additional Names on page of document.

149181

Grantee(s)

1. Phyllis M. Schmidt

2.

Additional Names on page of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)

Lot 1, Elk Run Estates

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number

P105041

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party (Required for non-standard recordings only)

Gpcovst.doc rev 4/02

Ms. Phyllis M Schmidt
2155 Cheyne Rd
Zillah, WA 98953

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-40921

Statutory Warranty Deed

THE GRANTORS James G. Shepard and Pamela A. Shepard, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Phyllis M Schmidt, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1, Elk Run Estates.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN

Tax Parcel Number(s): P105041

Dated April 4, 2015

James G. Shepard
James G. Shepard

Pamela A. Shepard
Pamela A. Shepard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151094

APR 08 2015

Amount Paid \$ 1535.80
By NA Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that James G. Shepard and Pamela A. Shepard is/are the person(s) 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.

Dated: APRIL 4, 2015

Alexander T. Peterson

Notary Public in and for the State of
Washington

Residing at BURLINGTON, SKAGIT COUNTY

My appointment expires:

02/15/2016



EXHIBIT A

Lot 1, "ELK RUN ESTATES," as per plat recorded in Volume 15 of Plats, page 173, records of Skagit County, Washington; being an Amendment to the Plat of "MAX SUTTON ESTATES," as per plat recorded in Volume 15 of Plats, pages 161 and 162, which is an Amendment of Plat recorded in Volume 15 of Plats, pages 127 and 128, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Electric system
Area Affected: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved "Sutton Plat"
Dated: January 27, 1992
Recorded: February 5, 1992
Auditor's No.: 9202050076

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: Undisclosed
Recorded: May 23, 1994
Auditor's No.: 9405230140
Executed By: Coach Corral Incorporation

SLOPE RIGHTS, INCLUDING TERMS AND CONDITIONS THEREOF:

The rights 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 or lots, where water might take natural course in the original reasonable grading of roads and ways shown hereon.

Road dedication shown on the face of plat, as follows:

"The cost of construction and maintaining all roads not herein dedicated as Town Streets and all access roads to the plat, unless the same are dedicated as County Roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Town Council to include these roads, streets and/or alleys in the road system, said petitioner shall be obligated to bring the same to the Town Street Standards in all respects prior to acceptance by the Town."

Utility Easement shown on face of plat as follows:

An easement is hereby reserved for and granted to all public and private utilities including but not limited to the Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain under-ground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.