



201504100151

Skagit County Auditor

\$73.00

4/10/2015 Page

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2 1:48PM

When recorded return to:

Casey Fuller
483 Harvest Edge Place
Burlington, WA 98233

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023182

CHICAGO TITLE**620023182****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Raymond J. Walker and Antoinette I. Walker, who acquired title as Antoinette I. Dipronio, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Casey Fuller, an unmarried woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, PLAT OF HARVEST EDGE, according to the plat thereof, recorded March 17, 2006 under Auditor's File No. 200603170131, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124196 / 4885-000-007-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 2, 2015

Raymond J. Walker

Antoinette I. Walker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151133
APR 10 2015

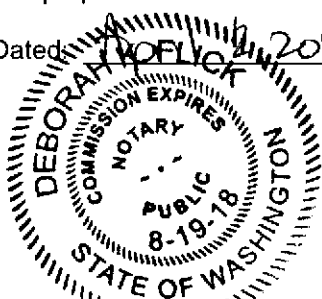
Amount Paid \$ 3,120.⁰⁰
Skagit Co. Treasurer
By Deputy

State of Washington

County of Skagit

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

Dated: April 2, 2015



Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 8/19/18

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 24, 1972
Auditor's No(s): 775757, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 7, 1972
Auditor's No(s): 777919, records of Skagit County, Washington
In favor of: Cascade Natural Gas Co.
For: pipeline of pipelines for the transportation of oil, gas and the products thereof
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 18, 2005
Auditor's No(s): 200504180199, records of Skagit County, Washington
In favor of: Paul D. Ericson and Marian K. Ericson, husband and wife
For: 30 foot wide public and private utility easement
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 18, 2005
Auditor's No.: 200504180235, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 1, 2006
Auditor's No(s): 200602010059, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information
6. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: March 17, 2006
Auditor's No.: 200603170130, records of Skagit County, Washington
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 **PLAT OF HARVEST EDGE:**

Recording No: 200603170131
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 20, 2006
Auditor's No(s): 20060720061, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc
For: broadband communication systems
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Burlington.
11. Assessments, if any, levied by Harvest Edge Community Association.
12. 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.