

When recorded return to:  
Timothy E. Clifton and Alauna L. Clifton  
23144 Union Square Road  
Sedro Woolley, WA 98284



201504300140

Skagit County Auditor \$74.00  
4/30/2015 Page 1 of 3 2:14PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109239

**Statutory Warranty Deed**

109239-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Linda L. Lennox, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy E. Clifton and Alauna L. Clifton, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 35 North, Range 4 East; Ptn. NW SW aka Lot 2 SP 9-90

Tax Parcel Number(s): P36301, 350412-3-002-0201

Lot 2, Short Plat No. 9-90, approved April 2, 1990, recorded April 3, 1990 in Book 9 of Short Plats, page 218, under Auditor's File No. 9004030002, and being a portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 35 North, Range 4 East, W.M..

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 4-29-15

Linda L. Lennox  
Linda L. Lennox

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151473  
APR 30 2015

Amount Paid \$ 3654.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Linda L. Lennox, 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: 4-29-15

Katie Hickok

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at NH Lennox  
My appointment expires: 1/07/2019

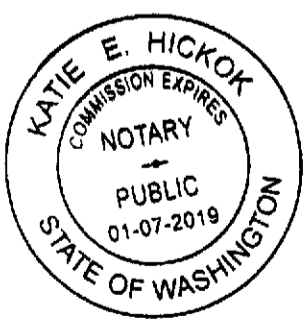


Exhibit A

**EXCEPTIONS:**

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: June 20, 1945  
Recorded: January 16, 1946  
Auditor's No. 387249  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Location: A portion of the subject property

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: September 7, 1945  
Recorded: September 28, 1945  
Auditor's No. 383574  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Location: A portion of the subject property

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: January 30, 1990  
Recorded: February 9, 1990  
Auditor's No. 9002090059  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Location:

A 100-foot strip of land the centerline of which is described as follows:

Beginning at the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 35 North, Range 4 East, W.M.; thence 235.82 feet West along the South line thereof to the centerline of an existing transmission line and the point of beginning; thence North 55 degrees 26' 45" West, 1107.92 feet to a point on the North line of the above-described subdivision and terminus of said line.

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

Short Plat No.: 9-90  
Recorded: April 3, 1990  
Auditor's No. 9004030002

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

Executed By: Marguerite Syvertson  
Recorded: September 8, 1992  
Auditor's No: 9209080001  
Regarding: Sewage 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.

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

Recorded: July 29, 2008  
Auditor's No.: 200807290001  
Regarding: Protected Critical Area

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.