

POOR ORIGINAL



201505010081

When recorded return to:  
Melvin Berry and Yolanda Berry  
1700 Zylstra Alley  
Mount Vernon, WA 98274

Skagit County Auditor  
5/1/2015 Page

\$73.00  
1 of 2 1:16PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109034

**Statutory Warranty Deed**

*A109034*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Brian D. Zylstra and Monica T. Zylstra, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Melvin R. Berry and Yolanda R. I. Berry, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 20, Township 34 North, Range 4 East; NW NE, also known as Lot 2, Short Plat LU 05-101, Auditor's File No. 200605120054

Tax Parcel Number(s): P124640, 340420-4-034-0200

Lot 2, Short Plat No. LU-05-101, approved May 9, 2006 and recorded May 12, 2006 under Auditor's File No. 200605120054, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 34 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 4/27/2015

Brian D. Zylstra

Monica T. Zylstra

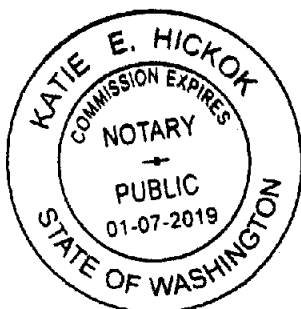
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20151499*  
MAY 01 2015

Amount Paid \$4,099.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian D. Zylstra and Monica T. Zylstra, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-1-15



Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1-7-19

## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: February 10, 2006  
Recorded: February 17, 2006  
Auditor's No.: 200602170070  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: The North 15 feet

#### B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. LU-05-101  
Recorded: May 12, 2006  
Auditor's No.: 200605120054

C. There shall be no driving, paving, placement of gravel or parking of cars or other vehicles, campers, trailers, boats on the East 72.16 feet of said Lot 2, Parcel ID #P124640, other than the existing city sidewalk. Said East 72.16 feet shall be used exclusively for lawn and landscaping purposes.