

When recorded return to:  
Joseph Patrick Hogg Weaver and Megan Marie Weaver  
913 S. 18th Street  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109187



201505150116  
Skagit County Auditor \$73.00  
5/15/2015 Page 1 of 2 3:24PM

**Statutory Warranty Deed**

109187  
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 Joseph Patrick Hogg Weaver and Megan Marie Weaver, 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; Ptn. SW SE, Lot 1, SP LU 05-101, Auditor  
File No. 200605120054

Tax Parcel Number(s): P124639, 340420-4-034-0100

Lot 1, Short Plat No. LU 05-101, approved May 9, 2006, recorded May 12, 2006, under Auditor's File No. 200605120054, being a portion of the Southwest quarter of the Southeast quarter of Section 20, Township 34 North, Range 4 East of W.M.

Situate in City of Mount Vernon, County of Skagit, State of Washington.  
RESTRICTION: 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.

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 5-1-15

Brian D. Zylstra

Monica T. Zylstra

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151733  
MAY 15 2015

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$3832.<sup>00</sup>  
Skagit Co. Treasurer  
By HB Deputy

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 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: 5/1/15

Printed Name: Tanya Pike  
Notary Public in and for the State of Washington  
Residing at Mount Vernon, WA  
My appointment expires: 1/07/2019 3/27/2019



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