

When recorded return to:  
Peter J. Naab  
823 Northview Drive  
Burlington, WA 98233



Skagit County Auditor \$75.00  
5/29/2015 Page 1 of 4 4:14PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023772

**CHICAGO TITLE**  
**620023772 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kaileen D. Shelton and Randi R. Puntenev, each as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Peter J. Naab, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, Plat of West View, according to the plat thereof, recorded June 4, 2003, under Auditor's File  
No. 200306040117, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P120499, 4818-000-006-0000.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 27, 2015

*Kaileen D. Shelton*

Kaileen D. Shelton

*Randi R. Puntenev*

Randi R. Puntenev

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015-1979  
MAY 29 2015

Amount Paid \$ 10.00.  
Skagit Co. Treasurer  
By *MEM* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Kauleen D. Shelton is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 28, 2015

**SUSIE GALE**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
09/11/2018

[Signature]  
Name: Susie Gale  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 9/11/18

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Randi R. Puntaney is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 28, 2015

**SUSIE GALE**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
09/11/2018

[Signature]  
Name: Susie Gale  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 9/11/18

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 6, 2002  
Auditor's No(s): 200209060017, records of Skagit County, Washington  
in favor of: Entire Plat  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement provisions contained on the face of said plat, as follows:  

An easement is hereby reserved for and granted to the City of Burlington, Skagit County Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and AT&T Broadband and their respective successors and assigns under and upon the exterior 10 feet of all lots and tracts abutting all public roads and rights of way as shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision. 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 caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
3. Easement provisions contained on the face of said plat, as follows:  

Private Drainage and Sewer Easements

Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners personal representatives and assigns.
4. Note on the face of said plat, as follows:
  - A. Setbacks – Front Yard – Minimum mean depth of 20 feet.  
Side Yard – Minimum mean width 5 feet, the total of the two side yards shall be 15 feet. A minimum of one 10 foot side yard shall be provided per lot to facilitate access to the rear yard by reasonably sized vehicles. Side of building means the outer face of any part of the building roof eaves.  
Rear Yard – Minimum mean depth of 20 feet  
No boats or RV parking will be allowed in the front setback area
  - B. Sewage Disposal – City of Burlington  
Water – Skagit County PUD  
Power – Puget Sound Energy  
Telephone – GTE  
Gas – Cascade Natural Gas  
Cable – TCI Cable  
Storm – City of Burlington
  - C. All lots within this subdivision are subject to impact fees for schools, fires, and parks, payable upon issuance of a building permit.
  - D. Lots 19, 20, 21 and 22 are limited to a 1-story dwelling only.
  - E. Lots 1 through 13 are subject to and together with a 10.00 foot drainage easement for the benefit of Lots 1 through 13 and the maintenance and other responsibilities and obligations are spelled out in the CCR'S as referenced under note No. 6 above.
  - F. The existing house and garage on Lots 1 to 3 will be removed prior to any new construction hereon.
5. Easement delineated on the face of said plat;  
For: Utilities  
Affects: Exterior 10 feet adjacent to street

**EXHIBIT "A"**

Exceptions  
(continued)

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 West View.

Recording No.: 200306040117

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: June 4, 2003

Auditor's No(s): 200306040116, records of Skagit County, Washington

Executed by: Hansell Mitzel Limited Liability Company

8. Easement delineated on the face of said plat;

For: Drainage

Affects: The Northerly 10 feet of said premises

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 4, 2003

Auditor's No(s): 200306040116, records of Skagit County, Washington

Imposed By: Hansell Mitzel Limited Liability Company

10. Assessments, if any, levied by West View Homeowners Association.

11. Assessments, if any, levied by City of Burlington.