



201506050064

When recorded return to:
Ronald L. Mattox and Tami M. Mattox
13481 State Route 9
Mount Vernon, WA 98273

Skagit County Auditor \$76.00
6/5/2015 Page 1 of 5 10:52AM

Recorded at the request of:
Guardian Northwest Title
File Number: 109152

Statutory Warranty Deed GUARDIAN NORTHWEST TITLE CO.

109152-1

THE GRANTORS Stanley K. Thompson and Florence H. Thompson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald L. Mattox and Tami M. Mattox, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 34 North, Range 4 East; Ptn. of RR in SW and ptn. SW - SW aka Lot 2, Short Plat #6-80

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P109238, 340412-3-009-0205, P24625, 340412-3-009-0007

Dated 5/5/2015

Stanley K. Thompson Stanley K. Thompson
Florence H. Thompson Florence H. Thompson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015-2055
JUN 05 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

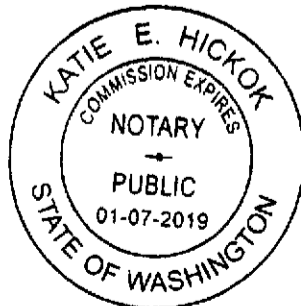
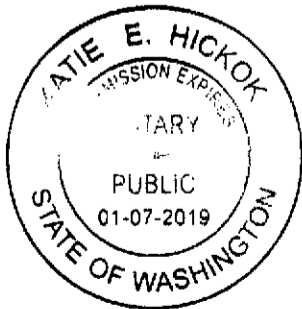
Amount Paid \$4,455.00
By man Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Stanley K. Thompson and Florence H. Thompson, 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: 5-5-15

Katie Hickok

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



Order No:

EXHIBIT A

Parcel "A":

The Southeasterly 1/2 of that portion of that certain 100 foot wide strip of land conveyed to the Seattle Lake Shore and Eastern Railway Company by Deed recorded June 2, 1890, in Volume 10 of Deeds, page 577, which lies between the Northerly extensions of the Easterly and Westerly lines of Lot 2 of Skagit County Short Plat No. 6-80, approved February 1, 1980, and recorded February 1, 1980, as Auditor's File No. 8002010001, all of the above being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 4 East, W.M.

Parcel "B":

Lot 2 of Skagit County Short Plat No. 6-80 as approved February 1, 1980, and recorded February 1, 1980, in Volume 4 of Short Plats, page 33, under Auditor's File No. 8002010001, records of Skagit County, Washington; being a portion of the Southwest quarter of the Southwest quarter of Section 12, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH a non-exclusive easement over, under and across the Northerly 20 feet of Lot 1, Skagit County Short Plat No. 6-80 approved February 1, 1980 in Volume 4 of Short Plats, Page 33, records of Skagit County, Washington.

Exhibit B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Puget Sound Power and Light Company
And: Property Owners
Recorded: August 9, 1983
Auditor's No.: 8308090023
Regarding: Conditional Use Permit

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: May 25, 1983
Recorded: June 13, 1983
Auditor's No.: 8306130040
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Stanley Thompson
Recorded: September 6, 1994
Auditor's No.: 9409060003
Regarding: Conditional Agreement regarding Sewage System

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Robert Wilcox
Dated: June 24, 1992
Recorded: June 26, 1992
Auditor's No.: 9206260014
Regarding: Variance

E. 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. 6-80
Recorded: February 1, 1980
Auditor's No.: 8002010001

E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: O.N. Babcock
Recorded: June 2, 1890
Auditor's No.: Vol. 10 of Deeds, Page 577
As Follows:

The railroad company, its successors and assigns shall have the right to go upon the land adjacent to said centerline on each side thereof and cut down all trees dangerous to the operation of said railway.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: February 21, 1961
Auditor's No. 604624
Purpose: Water lines
Area Affected: A 50 foot wide strip of the subject property
Property adjoining Parcel "A"

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 21
Recorded: September 18, 1961
Auditor's No. 612290
Purpose: Drainage ditch
Area Affected: A 60 foot wide strip of the subject property
Property adjoining Parcel "A"

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: March 7, 1961
Auditor's No. 604946
Purpose: The right to lay, maintain, etc., a pipe(s) lines(s) for the transportation of water
Area Affected: A strip of land 50 feet in width in the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M. (Affects property adjoining Parcel "B")

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 21, Skagit County
Recorded: September 18, 1961
Auditor's No. 612290
Purpose and Area Affected: East 60 feet in width for a drainage ditch, together with the right to go on said easement for the purpose of maintaining, cleaning and dredging the constructed ditch on said easement (Affects property adjoining Parcel "B")

K. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: May 11, 1983
Recorded: May 19, 1983
Auditor's No.: 8305190043
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: South 16 feet of the property adjoining Parcel "A"

L. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Burlington Northern Railroad Company
Recorded: March 5, 1993
Auditor's No.: 9303050095
As Follows:

RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, including sand and gravel, underlying the surface of the premises herein conveyed, together with the right, privilege and license at any and all times to explore or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

M. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Burlington Northern Railroad Company
Recorded: March 5, 1993
Auditor's No.: 9303050095
As Follows:

ALSO, the Grantee, and for its successors and assigns, by acceptance of this Deed, hereby releases and forever discharges the Grantor, its successors and assigns, from any and all present or future obligations of the Grantor, its successors and assigns, including but not limited to the construction of or continued maintenance thereto of any railroad fences, snow fences, road crossings, cattle guards, gates, farm crossings, bridges, drainage or irrigation pipes, if any, located and situate on the premises herein conveyed.

By acceptance of this Deed, Grantee acknowledges that a material consideration for this release, without which it would not be made, is the agreement by the Grantee and for itself and its successors and assigns that Grantor, its predecessors, successors and assigns shall be in no manner responsible to the Grantee, any subsequent owner, purchaser or any person interested therein for any and all claims, demands, damages, causes of action including loss of access or suits regarding the quiet and peaceable possession of such premises, title thereto or condition thereof.