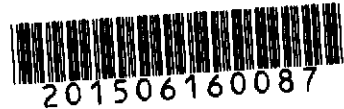


When recorded return to:
Steven S. Carlson and Constance A. Carlson
4836 NE 40th Street
Seattle, WA 98105

Recorded at the request of:
Guardian Northwest Title
File Number: A109375



Skagit County Auditor
6/16/2015 Page

1 of

2 3:19PM

\$73.00

Statutory Warranty Deed

A109375.1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Gregory J. Wilson and Cathy M. Wilson, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Steven S. Carlson and Constance A. Carlson**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

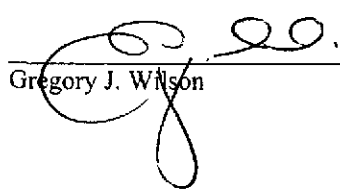
Lot 7, "J" Avenue Cottages PUD

Tax Parcel Number(s): **P126909, 4942-000-007-0000**

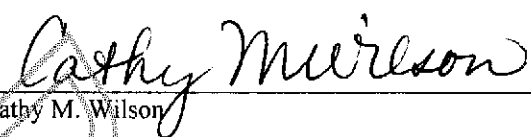
Lot 7, "J" AVENUE COTTAGES PLANNED UNIT DEVELOPMENT, as per plat recorded on November 14, 2007 under Auditor's File No. 200711140054, records of Skagit County, Washington.

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 6/08/2015



Gregory J. Wilson



Cathy M. Wilson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

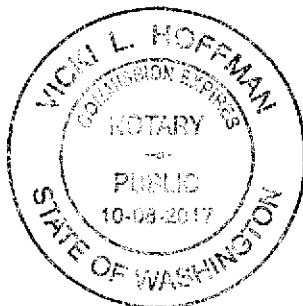
20152224
JUN 16 2015

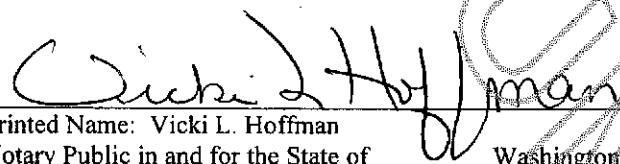
Amount Paid \$ 6057.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gregory J. Wilson and Cathy M. Wilson, 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: 6-10-15





Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Dated: March 30, 1927
Recorded: April 5, 1927
Auditor's No.: 202582
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
Area Affected: As constructed

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: "J" Avenue Cottages Planned Unit Development
Recorded: November 14, 2007
Auditor's No.: 200711140054

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 22, 2007
Recorded: October 23, 2007
Auditor's No.: 200710230056
Executed By: Wilmoor Development Corporation, a Washington corporation

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: July 18, 2007
Recorded: August 8, 2007
Auditor's No.: 200708080079
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:

"A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee."

E. Any tax, fee, assessments or charges as may be levied by "J" Avenue Cottages Owners Association.