

When recorded return to:  
Stanley A. Miller and Leslie E. Miller Revocable Trust  
222 N.W. 52nd Street  
Seattle, WA 98107



Skagit County Auditor \$75.00  
7/1/2015 Page 1 of 4 1:18PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109342

**Statutory Warranty Deed**

109342  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Louis F. Brummett and Norma Brummett, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Stanley A. Miller and Leslie F. Miller, Trustees of the Stanley A. Miller and Leslie E. Miller Revocable Trust, Dated May 15, 2003 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portion of Lot 7, Replat of a Portion of Firwest Estates Condos, Phase 1

Tax Parcel Number(s): P101614, 4590-000-007-0006

Lot 7, "PLAT OF REPLAT OF A PORTION OF FIRWEST ESTATES CONDOMINIUMS, PHASE 1", as per plat recorded in Volume 15 of Plats, pages 54 and 55, records of Skagit County, Washington;

EXCEPT that portion of said Lot 7, described as follows:

Beginning at the Northeast corner of said Lot 7; thence South 00 degrees 18'34" East 122.18 feet along the East line of said Lot 7 to the Southeast corner thereof; thence North 06 degrees 25'15" West 83.40 feet; thence North 03 degrees 36'22" East 20.76 feet; thence North 21 degrees 36'21" East 19.99 feet to the point of beginning.

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 6.30.15

Louis F. Brummett

Norma Brummett

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152511  
JUL 01 2015

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$5,701.<sup>00</sup>  
Skagit Co. Treasurer  
By M. M. M. Deputy

I certify that I know or have satisfactory evidence that Louis F. Brummett and Norma Brummett, 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: 6.30.15

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

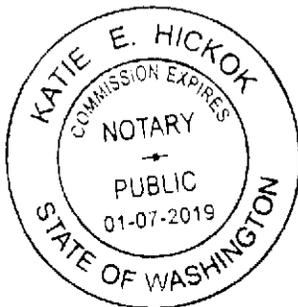


Exhibit A

**EXCEPTIONS:**

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

Plat/Subdivision Name: Replat of a Portion of Firwest Estates Condominiums, Phase 1  
Recorded: September 9, 1992  
Auditor's No.: 9209090108

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

Dated: March 1, 1983  
Recorded: March 1, 1983  
Auditor's No.: 8303010017  
Executed By: Coulee Investments, Inc.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: June 7, 1983  
Recorded: June 22, 1983  
Auditor's No.: 8306220040  
Executed By: Coulee Investments, Inc.

C. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File No. 8002220033. By instrument recorded under Auditor's File No. 8112180012, the terms of said Declaration were modified.

D. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Amendment of Declaration recorded February 8, 1982 under Auditor's File No. 8202080028, records of Skagit County, Washington.

E. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions in Recreational Facilities Agreement for Northridge Estates Condominium, recorded March 2, 1983 under Auditor's File Number 8303020029.

**F. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Between: City of Mount Vernon, a municipal corporation  
And: Epicon Washington, Inc.  
Dated: September 21, 1984  
Recorded: September 27, 1984  
Auditor's No: 8409270001  
Providing: Right to connect subject property to City sewer  
Affects: Said premises and includes other property

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Dated: March 16, 1984  
Recorded: April 3, 1985  
Auditor's No: 8504030019  
Purpose: Right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines for the transportation of oil, gas and products thereof  
Area Affected:

10 feet in width, as mutually agreed by the Grantee herein; together with the right during temporary periods Grantee may use such portions of said property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction of its facilities.

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

Dated: September 17, 1992  
Recorded: September 17, 1992  
Auditor's No: 9209170041  
Executed by: R. Dean Dietrich and Lois E. Dietrich

~~I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:~~

~~Disclosed By: Instrument recorded August 1, 1979 under Auditor's File No. 7908010044  
For: Ingress, egress and utilities  
Area Affected:~~

~~A strip of land 7 feet and 10 feet in width, as delineated on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington.~~

~~(Affects Tract "C" of said "REVISION TO PLAT OF FIRWEST ESTATES DIVISION NO. 1")~~

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: September 6, 1968  
Auditor's No: 717888  
Purpose: Pipe line  
Area Affected: The South 270 feet of the following described tract:

The East 20 feet of the West 360 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 4 East, W.M.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,  
a municipal corporation  
Recorded: August 30, 1993  
Auditor's No: 9308300121  
Purpose: Water Pipeline Easement  
Area Affected: Easterly 20.00 feet of Lot 7

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

Executed By: Terry R. Suit and Helene Louise Suit, husband and wife  
Recorded: November 30, 1994  
Auditor's No.: 9411300091  
Affects: Lot 7 only  
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee."