



201507170110

Skagit County Auditor

\$74.00

7/17/2015 Page

1 of

3 3:24PM

When recorded return to:

Matthew Joseph Lindsay
1807 40th Ct
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024380

STATUTORY WARRANTY DEED

THE GRANTOR(S) L. Nelson Builders, Inc., a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Matthew Joseph Lindsay, a single person

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

Lot 6, NELSON SHORT PLAT NO. SP-04-001, recorded February 8, 2008, under Auditor's File No. 200802080129, records of Skagit County, Washington; and being a portion of the Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P127398 / 350125-3-087-0600

Subject to:

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

Dated: July 14, 2015

L. Nelson Builders, Inc. A Washington Corporation

BY: L D Nelson
Lawrence D. Nelson
President

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015 2793

JUL 17 2015

Amount Paid \$ 7427.60

Skagit Co. Treasurer

By: HB

Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Lawrence D. Nelson is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of L. Nelson Builders, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/16/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2015

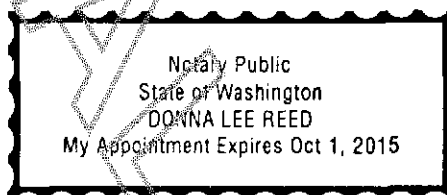


EXHIBIT "A"

Exceptions

1. Record of Survey;
Recorded: February 16, 1995
Auditor's File No.: 9502160017, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 10, 2004
Auditor's No(s): 200402100043, records of Skagit County, Washington
In favor of: City of Anacortes
For: Purpose of stream relocation, mitigation and buffer planting
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 24, 2007
Auditor's No.: 200709240144, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.
4. 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 NELSON SHORT PLAT NO. SP-04-001.

Recording No: 200802080129.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.