

When recorded return to:
Patricia S. Stephens
4305 Eagle View Court
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109510



201507210055

Skagit County Auditor
7/21/2015 Page

1 of 2 1:22PM
\$73.00

Statutory Warranty Deed

A109510-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John R. Hornor and Sharon J. Hornor, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patricia S. Stephens, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 22, Township 35 North, Range 1 East; Ptn. NE SE aka Lot 4 ANA-98-002

Tax Parcel Number(s): P113445, 350122-4-004-0200

Lot 4, Short Plat No. ANA 98-002, approved June 15, 1998, recorded June 22, 1998 in Volume 13 of Short Plats, pages 140 and 141, under Auditor's File No. 9806220012, and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 35 North, Range 1 East, W.M..

TOGETHER WITH non-exclusive easement for ingress, egress and utilities over, under and across a strip of land shown as Eagle View Court on the face of said Short Plat.

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 7/13/2015

John R. Hornor

Sharon J. Hornor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20157830
JUL 21 2015

Amount Paid \$ 8157.40
Skagit Co. Treasurer
By MRS Deputy

STATE OF Ohio }
COUNTY OF Lake } SS:

I certify that I know or have satisfactory evidence that John R. Hornor and Sharon J. Hornor, 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: 7/14/2015

Printed Name: Rene Kelly
Notary Public in and for the State of Ohio
Residing at 36509 Euclid Ave Willoughby Ohio
My appointment expires: _____



RENE KELLY
Notary Public, State of Ohio
My Comm. Expires Oct. 11, 2019
Recorded in Lake County

EXHIBIT A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Helga Schrammeck
Recorded: March 5, 1993
Auditor's No.: 9303050107
Regarding: Alternative Sewage System Installations

B. RESERVATION CONTAINED IN DEED

Executed by: Jack and Janet Hill, husband and wife
Recorded: April 29, 1988
Auditor's No.: 8804290101
As Follows:

No fir trees will be cut without written permission of the seller or a reduction of the purchase price by 25%. Subdivided parcels cannot be sold without written approval of Mr. or Mrs. Hill, the seller. No structural remodeling without sellers approval.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: ANA-98-002
Recorded: June 22, 1998
Auditor's No.: 9806220012

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Recorded: September 8, 1998
Auditor's No.: 9809080157
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Portion of subject property, the exact location of which is undisclosed.

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

Recorded: May 5, 2000
Auditor's No.: 200005050043
Executed By: Nels V. Strandberg and Katherine I. Strandberg, husband and wife
Nels G. Strandberg, a single man
William R. Brodie and Betty J. Brodie, husband and wife