

When recorded return to:  
Darth Dunbar  
2336 42nd Lane SW  
Tumwater, WA 98512

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109697



201507300027

Skagit County Auditor

\$75.00

7/30/2015 Page

1 of

4 10:55AM

### Statutory Warranty Deed

A109697-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles M. Stewart and Joanne M. Stewart, husband and wife and Eugene A. Swanson and Marie E. Swanson, husband and wife and Keith M. Swanson, as his separate estate; each as to an indeterminate undivided interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Darth Dunbar, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 19, Sunrise Ridge No. 2

Tax Parcel Number(s): P102637, 4588-000-019-0008

Lot 19, PLAT OF SUNRISE RIDGE NO. 2, as per plat recorded in Volume 15 of Plats, pages 51, 52 and 53, 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 7/24/2015

Charles M. Stewart  
Charles M. Stewart

Joanne M. Stewart  
Joanne M. Stewart

Eugene A. Swanson  
Eugene A. Swanson

Marie E. Swanson By Eugene A. Swanson POA  
Marie E. Swanson

Keith M. Swanson  
Keith M. Swanson

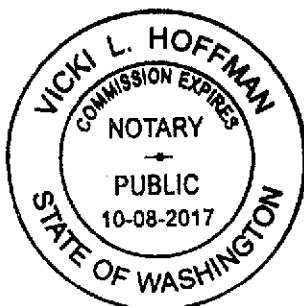
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152969  
JUL 30 2015

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$1607.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Charles M. Stewart, Joanne M. Stewart, Eugene A. Swanson, ~~Marie E. Swanson~~ and Keith M. Swanson, 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: 7-28-15



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

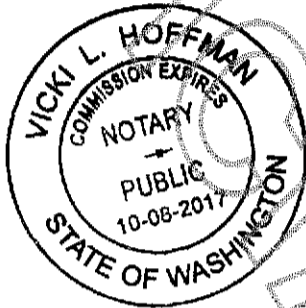
ACKNOWLEDGEMENT-Attorney in Fact

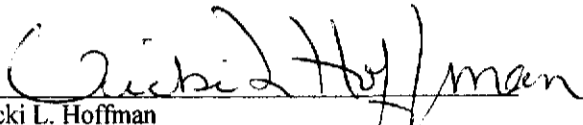
STATE OF WASHINGTON        }  
  } ss  
County of       SKAGIT        }

On this 28th day of July, 2015, before me personally

Appeared Eugene A. Swanson to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Marie E. Swanson and acknowledged that he/she signed the same as her/his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



  
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. TERMS AND CONDITIONS OF STATUTORY WARRANTY DEED:**

Recorded: April 10, 1936  
Auditor's No.: 277935 (Volume 169 of Deeds, page 261)  
Regarding: Reservation on all oil, gas and mineral rights and the right to take same

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: January 4, 1991  
Recorded: February 20, 1991  
Auditor's No.: 9102200052  
Purpose: Right to enter said premises to operate, maintain and 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

**As Follows:**

Right-of-way 1: All streets and constructed or to be constructed within the above described property. (This clause to become null and void when said streets are dedicated to the public). The exterior 10 feet, parallel with and adjoining the streets frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat to Sunrise Ridge No. 2.

Right-of-way 2: Being located as constructed or to be constructed on the above delineated property, more particularly Sunrise Ridge No. 2, that is approximately 5 feet Northerly of the Northerly Southeasterly corner thereof; thence Westerly approximately 135 feet; thence South 10 feet to its terminus.

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

Recorded: July 7, 1994  
Auditor's No.: 9407070060  
Executed By: Keith M. Swanson; Eugene S. Swanson and Michael Stewart

**D. 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: Plat of Sunrise Ridge No. 2  
Recorded: September 3, 1992  
Auditor's No.: 9209030002

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 13, 2006  
Auditor's No.: 200604130144  
Regarding: Septic System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 13, 2006  
Auditor's No.: 200604130145