



201510210039

Skagit County Auditor \$75.00
10/21/2015 Page 1 of 3 1:35PM

When recorded return to:

Brian St. Clair
267 Alderson Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024756

CHICAGO TITLE

620024756

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale Duffield, a single individual

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

in hand paid, conveys, and warrants to Brian St. Clair, a single man

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

Lot 42, Plat of West View, according to the plat thereof, recorded June 4, 2003, under Auditor's File No. 200306040117, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P120535 / 4818-000-042-0000

Subject to:

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

Dated: October 15, 2015

Dale Duffield
Dale Duffield

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20154306
OCT 21 2015

Amount Paid \$ 475.26
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that

Dale Outfield
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 15, 2015

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WASHINGTON
Residing at: ARLINGTON
My appointment expires: 10/27/2018

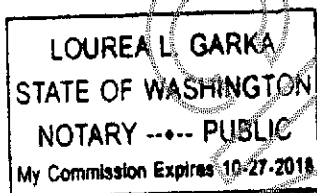


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 6, 2002
Recording No.: 200209060017
Affects: Entire Plat

2. 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 West View:

Recording No: 200306040117

3. Covenants, conditions, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 4, 2003
Recording No.: 200306040116

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Hansell Mitzel LLC
Recording Date: June 4, 2003
Recording No.: 200306040116

5. Assessments, if any, levied by West View Homeowners Association.
6. Assessments, if any, levied by City of Burlington.
7. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.