



201512070114

Skagit County Auditor

12/7/2015 Page

1 of

3 3:29PM

\$75.00

When recorded return to:

Jay-R C. Uy and Christine A. Apuyod
1512 N 42nd Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025558

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon Robert Scott and Linda Lee Scott, husband and wife

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

in hand paid, conveys, and warrants to Jay-R C. Uy and Christine A. Apuyod, Husband and Wife

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

Parcel A:

Tract "C" EXCEPT the West Half thereof, (as measured along the Northerly and Southerly lines of said Tract "C") Short Plat No. MV-32-76, approved October 22, 1976, filed and recorded October 22, 1976, in Volume 1 of Short Plats, page 188, under Auditor's File No. 844811, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East W.M..

Parcel B:

A non-exclusive easement for ingress, egress and utilities over and across the East 12.00 feet of the West 1/2 of Tract "C" of said Short Plat No. MV-32-76, approved October 22, 1976, filed and recorded October 22, 1976, in Volume 1 of Short Plats, page 188, under Auditor's File No. 844811, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East W.M..

All situate in Skagit County, Washington

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

Tax Parcel Number(s): P104665 / 340417-2-007-0302

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154936
DEC 07 2015

Amount Paid \$ 4061.62
Skagit Co. Treasurer
By *nam* Deputy

EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants and provisions thereof :

Grantee: Puget Sound Power & Light Company
Dated: August 27, 1924
Recorded: August 28, 1924
Auditor's No: 176764, Volume 133, page 453
Purpose: Transmission lines
Area Affected: Easterly 10 feet

2. Easement, including the terms, covenants and provisions thereof :

Grantee: Public Utility District No. 1 of Skagit County
Dated: November 9, 1954
Recorded: November 9, 1954
Auditor's No: 508988
Purpose: Water pipeline
Area Affected: Along Southerly line thereof

3. Easement, including the terms, covenants and provisions thereof

Grantee: Lale A. Johnson and Keith S. Johnson
Dated: July 12, 1979
Recorded: July 23, 1979
Auditor's No: 7907230089 and 7907230088
Purpose: Ingress, egress and utilities
Area Affected: Portion of said premises

4. Easement, including the terms, covenants and provisions thereof :

Grantee: Simplified Exchange Accounting Systems, Inc., a Washington Corporation
Dated: April 4, 1994
Recorded: April 5, 1994
Auditor's No: 9404050029
Purpose: Ingress, egress and utilities
Area Affected: The West 12.00 feet of said premises

5. Easement, including the terms, covenants and provisions thereof :

Grantee: Simplified Exchange Accounting Systems, Inc., a Washington Corporation
Dated: April 4, 1994
Recorded: April 5, 1994
Auditor's No.: 9404050029
Purpose: 10.00 foot wide easement for sewer line and maintenance thereof
Area Affected: Centered along the as-constructed sanitary sewer line

6. 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 SHORT PLAT NO. MV-32-76:

Recording No: 844811

7. Assessments, if any, levied by City of Mount Vernon.

8. City, county or local improvement district assessments, if any.

STATUTORY WARRANTY DEED
(continued)

Dated: December 3, 2015

Jon Robert Scott
Jon Robert Scott

Linda Lee Scott
Linda Lee Scott

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that Jon Robert Scott + Linda Lee Scott
_____ 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: 12-3-15

Trudy J. Crain
Name: _____
Notary Public in and for the State of WASH
Residing at: Orcutt
My appointment expires: 1-19-19

