

When recorded return to:  
William Lamson Jr.  
615 Poplar Place  
Burlington, WA 98299

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110326



201512230055

Skagit County Auditor  
12/23/2015 Page 1 of 4 1:37PM \$76.00

**Statutory Warranty Deed**

110326

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Kris J. McCormick, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **William Lamson Jr., an unmarried individual** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 24, Monroe Street Addn

Tax Parcel Number(s): **P107054, 4640-000-024-0003**

Lot 24, "PLAT OF MONROE STREET ADDITION", as per plat recorded in Volume 16 of Plats, pages 10-12, inclusive, 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 12-21-15

Kris J. McCormick  
Kris J. McCormick

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20155173  
DEC 23 2015

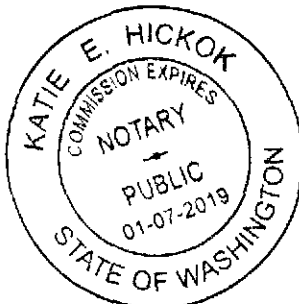
Amount Paid \$ 4803.22  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kris J. McCormick, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-21-15

Katie Hickok  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2019



**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: August 25, 1994  
Recorded: September 12, 1994  
Auditor's No: 9409120091  
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

Location:

Being located as constructed or to be constructed on the above-described property, generally described as follows:

Easement No. 1: All streets and road rights-of ways and any greenways or common areas as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-ways.

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

Dated: November 16, 1994  
Recorded: November 16, 1994  
Auditor's No: 9411160060  
Executed by: Kendall D. Gentry and Nancy F. Gentry, husband and wife

**C. 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:**

Plat/Subdivision Name: Monroe Street Addition  
Recorded: November 16, 1994  
Auditor's No: 9411160059

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