

When recorded return to:

Dennis Iverson
17120 45th Road
Arlington, WA 98223



Skagit County Auditor
1/12/2016 Page

201601120024
1 of 2 11:36AM
\$74.00

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1500959JB

Statutory Warranty Deed

THE GRANTOR James D. Vandelinder, a married man as his separate property, not his primary residence for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dennis Iverson, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 2, Parkwood Estates

Land Title and Escrow

154098-S

Tax Parcel Number(s): Prop ID #P79708 Acct 4350-000-002-0006

Lot 2, "PARKWOOD ESTATES" as per plat recorded in Volume 11 of Plats, page 56, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated January 8, 2016

James D. Vandelinder

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201682
JAN 12 2016

Amount Paid \$ 3298.00
Skagit Co. Treasurer
By Mum Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that James D. Vandelinder

is the person who appeared before me, and said person acknowledged that signed this instrument and acknowledge it to be his/her he/she free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-9-16

Jackie Van Tassel

Notary Public in and for the State of WASHINGTON
Residing at CAMANO ISLAND
My appointment expires: 10-9-18

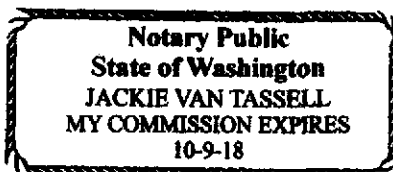


EXHIBIT "A"

Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated. All other easements are as shown on the face of this Plat."

Provisions set forth in the dedication of said Plat, as follows:

"The right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters blocked from their natural course so as to discharge upon any public road right of way or to hamper proper road drainage. Any enclosing of drainage waters in the culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."