

When recorded return to:
James F. Eidson and Angel M. Eidson
P.O. Box 842
Burlington, WA 98233



Skagit County Auditor \$75.00
1/29/2016 Page 1 of 3 3:34PM

Recorded at the request of:
Guardian Northwest Title
File Number: 110577

Statutory Warranty Deed

110577
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Michael Botsford, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James F. Eidson and Angel M. Eidson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 20, Township 36 North, Range 4 East; Ptn. NW NW aka Lot 2 SP 92-54

Tax Parcel Number(s): P103071, 360420-2-007-0403

Lot 2, Skagit County Short Plat No. 92-054, approved May 25, 1993 and recorded May 28, 1993 in Volume 10 of Short Plats, pages 200 and 201, under Skagit County Auditor's File No. 9305280033, being a portion of the Northeast 1/4 of Section 19, Township 36 North, Range 4 East, W.M., and a portion of the Northwest 1/4 of Section 20, Township 36 North, Range 4 East, W.M.

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 1-22-16

Michael W Botsford
Michael Botsford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016321
JAN 29 2016
Amount Paid \$ 2675.00
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael Botsford, 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: 1-22-16

Katie Sander
Printed Name: Katie Hickok Sander KS
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019 10-23-19

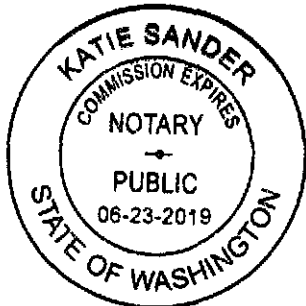


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: October 16, 1924
Recorded: June 15, 1925
Auditor's No.: 184879 (Vol. 137 Deeds, page 94)
Purpose: Construct, maintain, etc., electric transmission line
Area Affected: The centerline of said transmission line to be as follows:

Beginning at a point on the South line of Section 20, Township 36 North, Range 4 East, W.M., which point is 1594.0 feet, more or less, East of the Southwest corner of said Section; thence running North 0 degrees 12'30" West, a distance of 2584.3 feet; thence North 9 degrees 50'30" West, a distance of 436.8 feet; thence North 11 degrees 38' West, a distance of 566.5 feet; thence North 33 degrees 48'30" West, a distance of 781.0 feet; thence North 63 degrees 10'30" West, a distance of 82.2 feet; thence North 16 degrees 17'30" West, a distance of 1104.2 feet, to a point on the North line of said Section, which point is 840.97 feet, more or less, East of the Northwest corner of said Section.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Sidney Smyth
Dated: May 1, 1909
Recorded: August 4, 1909
Auditor's No.: 74853 (Vol. 65 Deeds, page 132)
Purpose: Lay, maintain, etc., a water line or main
Area Affected: A 20 foot strip, the exact location of which is not disclosed on the record

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: West Coast Telephone Company
Dated: May 27, 1937
Recorded: May 11, 1938
Auditor's No.: 301919 (Vol. 174 Deeds, page 504)
Purpose: Construct, maintain, etc. telephone and telegraph lines
Area Affected: The exact location is not disclosed on the record

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: Record of Survey
Recorded: April 13, 1990
Auditor's No.: 9004130091

E. 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: Short Plat No. 92-054
Recorded: May 28, 1993
Auditor's No.: 9305280033

F. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Friday Creek

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

Recorded: February 2, 1990
Auditor's No.: 9002020029
Regarding: Mound Fill System Installation

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.

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

Recorded: June 10, 2005
Auditor's No.: 200506100036
Regarding: Low flow mitigation

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.

I. 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: August 15, 2012
Auditor's No.: 201208150039