



201603080085

Skagit County Auditor

\$75.00

3/8/2016 Page

1 of

3 3:21PM

When recorded return to:

Tyler J. Schumacher and Molly J. Schumacher

13291 Signe Rd
Mount Vernon WA 98273

Recorded at the request of:

Guardian Northwest Title

File Number: 110796

Statutory Warranty Deed

110796
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS **Ronnie Y. Uyeno and Linda E. Uyeno, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Tyler J. Schumacher and Molly J. Schumacher, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 10, Township 34 North, Range 4 East; Ptn SW NW (aka Lot 2 Skagit County Short Plat No. 99-0030)

Tax Parcel Number(s): **P116648, 340410-2-009-0200**

Lot 2, Skagit County Short Card No. SP-99-0030, approved March 20, 2000, and recorded March 21, 2000, under Skagit County Auditor's File No. 200003210085, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across said Tract "A", Signe Place, private road, utilities and water pipeline easement as shown on said Short Card No. SP-99-0030, as recorded under Skagit County Auditor's File No. 200003210085, on March 21, 2000. 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 3-7-16

Ronnie Y. Uyeno
Ronnie Y. Uyeno

Linda E. Uyeno
Linda E. Uyeno

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016753
MAR 08 2016

Amount Paid \$ 7036.00
Skagit Co. Treasurer
By *Na* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronnie Y. Uyeno and Linda E. Uyeno, 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: 3-7-16

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

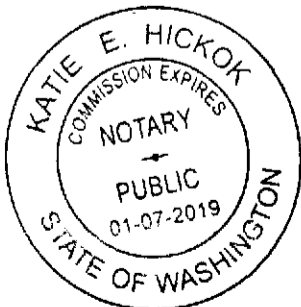


Exhibit A

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Puget Mill Company
Recorded: December 10, 1926
Auditor's No.: 199383
As Follows: "Reserves...all oils, gases, coal, minerals...to take, mine and remove the same."

B. 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 Card No. 99-0030
Recorded: March 21, 2000
Auditor's No.: 200003210085

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

Recorded: March 21, 2000
Auditor's No.: 200003210086
Executed By: Nordco Group, LLC

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy
Dated: March 30, 2000
Recorded: March 31, 2000
Auditor's No.: 200003310155 and 200003310156
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: 10 feet adjoining Signe Place

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

Recorded: October 30, 2000
Auditor's No.: 200010300159
Executed By: Nordco Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: May 8, 2002
Auditor's No.: 200205080112 and 200205080113

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

Recorded: September 27, 2002
Auditor's No.: 200209270127

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.