

When recorded return to:  
Emily Haugland  
1707 24th Court  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110684



201603150088  
Skagit County Auditor \$74.00  
3/15/2016 Page 1 of 2 3:27PM

### Statutory Warranty Deed

THE GRANTOR Cynthia A. Backlund, a single person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Emily Haugland, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 8, Baker View Estates

GUARDIAN NORTHWEST TITLE CO  
A110684-1

Tax Parcel Number(s): **P83289, 4483-000-008-0000**

Lot 8, "PLAT OF BAKER VIEW ESTATES", as per plat recorded in Volume 14 of Plats, page 20, 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 3/08/2016

Cynthia A. Backlund  
Cynthia A. Backlund

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016849  
MAR 15 2016

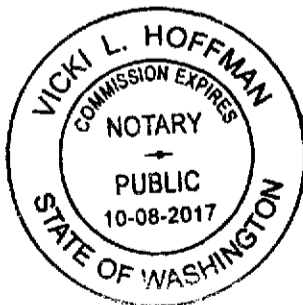
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4811.00  
Skagit Co. Treasurer  
By HTB Deputy

I certify that I know or have satisfactory evidence that Cynthia A. Backlund, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-8-16

Vicki L. Hoffman  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



**EXHIBIT A**

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Baker View Estates  
Recorded: July 18, 1986  
Auditor's No: 198607180070

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Co. and their respective heirs, successors and assigns  
Recorded: January 14, 1987  
Auditor's No: 198701140057  
Purpose: A perpetual and non-exclusive easement  
Area Affected:

Under and upon the public roads located in the above described plat and the exterior 7 feet parallel with and adjacent to the street frontage, of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable, pipe and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with natural gas service, together with the right to enter upon the lots at all times for the purpose stated.

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

In Favor Of: City of Anacortes, a Municipal Corporation of the State of Washington  
Recorded: July 23, 1985  
Auditor's No.: 198507230033  
For: An easement for installation, construction, maintenance, repair and replacement of storm sewer line and storm sewer appurtenances, together with right of ingress and egress  
Affects:: South 10 feet of the subject property