

When recorded return to:  
Gary M. Simpson and Susan K. Simpson  
13920 113th AVE NE  
Kirkland, WA 98034

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110699



Skagit County Auditor  
3/24/2016 Page

1 of

4 2:40PM  
\$76.00

**Statutory Warranty Deed**

110699  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Richard G. Nelles, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Gary M. Simpson and Susan K. Simpson, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 2, Birdsvew Estates

Tax Parcel Number(s): P130270, 4997-000-002-0000

Lot 2, "BIRDSVIEW ESTATES", as per plat thereof recorded June 10, 2010 under Auditor's File No. 201006100097, 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 3-23-16

Richard G. Nelles  
Richard G. Nelles

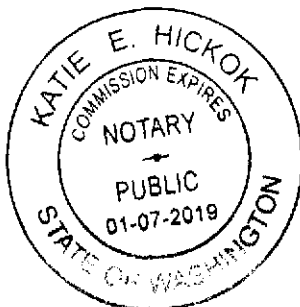
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 972  
MAR 24 2016

Amount Paid \$ 6697.80  
Skagit Co. Treasurer  
By Tom Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard G. Nelles, 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: 3-23-16



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

## Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

### SCHEDULE "B-1"

#### EXCEPTIONS:

##### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: January 23, 1925  
Recorded: April 24, 1925  
Auditor's No.: 183088  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

##### Location:

The centerline of each of said transmission lines shall be parallel with and not more than 25 feet distant on each side, from a principal centerline described as follows, to-wit:

Beginning at a point on the West line of Section 17, Township 35 North, Range 7 East, W.M., which point is 2256.71 feet, more or less, North of the Southwest corner of the Northwest 1/4 of said Section; thence running North 87 degrees 56' East, a distance of 4525.42 feet, thence North 70 degrees 42' 30" East, a distance of 650.8 feet to a point on the North line of said Section, which point is 59.25 feet, more or less, West of the Northeast corner of said Section. All as now surveyed, staked, laid out and to be constructed.

Consent to Use to Birdsvew Estates LLC recorded November 8, 2006 under Auditor's File No. 200611080113.

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

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: April 2, 2007  
Recorded: April 9, 2007  
Auditor's No.: 200704090170  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of the subject property

##### C. 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: June 10, 2010  
Auditor's No.: 201006100100

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Commitment No.: 110699

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

Executed By: Birdsvie Estates LLC (c/o Dan Madlung)  
Recorded: April 9, 2008  
Auditor's No.: 200804090065  
Regarding: Decision/Recommendation on Variance/Preliminary  
Plat Application VA07-0931/PL96-0065

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.

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Name: Birdsvie Estates  
Recorded: June 10, 2010  
Auditor's No.: 201006100097

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

Recorded: June 10, 2010  
Auditor's No.: 201006100098  
Executed By: Birdsvie Estates, LLC

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

Recorded: June 10, 2010  
Auditor's No.: 201006100099  
Regarding: Stormwater Collection System

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.

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

Recorded: June 10, 2010  
Auditor's No.: 201006100101  
Regarding: Protected Critical Area Agreement

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

Recorded: October 7, 2014  
Auditor's No.: 201410070023  
Regarding: Waiver of setbacks

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.