



201603280099

Skagit County Auditor

\$76.00

3/28/2016 Page

1 of

4 10:40AM

When recorded return to:

Richard Nelles

34060 Hamilton Cemetary Road

Sedro Woolley, WA 98284

Recorded at the request of:

Guardian Northwest Title

File Number: 111229

Statutory Warranty Deed111229
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Birdsvew Estates, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Richard Nelles, a married man as his separate estate** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 21, Birdsvew Estates

Tax Parcel Number(s): P130289, 4997-000-021-0000

Lot 21, "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 per Exhibit "A" attached hereto

Dated

3-25-16

Birdsvew Estates, LLC

By: Dan R. Madlung, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161023

MAR 28 2016

Amount Paid \$ 1,251.⁰⁰

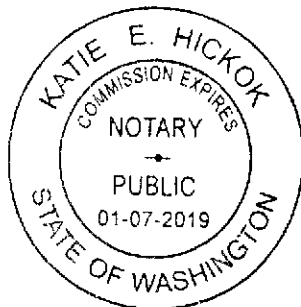
Skagit Co. Treasurer

By *nam* DeputySTATE OF WashingtonCOUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dan R. Madlung is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Birdsvew Estates, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

3-25-16

*Katie Hickok*
Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

Exhibit A

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

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.

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.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company