



201604150090

When recorded return to:  
**Justin C. Wirta and Megan A Wirta**  
**457 Rohrer Loop**  
**Sedro Woolley, WA 98284**

Skagit County Auditor

\$75.00

4/15/2016 Page

1 of

3 1:55PM

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: 111002

**Statutory Warranty Deed**

111002

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** **Brandon L. Gilden and Heather M. Picane**, each as their separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Justin C. Wirta and Megan A. Wirta**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 6, Brickyard Meadows Div. 1

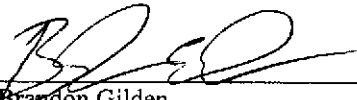
Tax Parcel Number(s): **P119289, 4796-000-006-0000**


Lot 6, "BRICKYARD MEADOWS - DIV. I", according to the plat thereof, recorded July 15, 2002 under Auditor's File No. 200207150172, 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

4-12-16

  
 Brandon Gilden

  
 Heather Gilden

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

2016 1365


APR 15 2016

STATE OF WashingtonCOUNTY OF Skagit

} SS:

Amount Paid \$ 3699.<sup>39</sup>

Skagit Co. Treasurer

By 

Deputy

I certify that I know or have satisfactory evidence that Brandon Gilden and Heather Gilden, 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:

4-14-16

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at ,

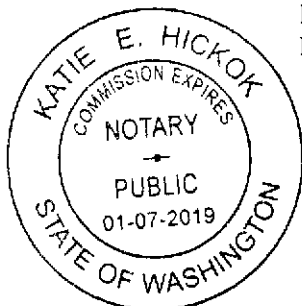
MilkenonMy appointment expires: 1/07/2019

Exhibit A

**EXCEPTIONS:**

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: September 26, 2001  
Recorded: October 9, 2001  
Auditor's No: 200110090060  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: All areas located within a 10(ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surface shall be located within a 5(five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

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: Plat of Brickyard Meadows Div. 1  
Recorded: July 15, 2002  
Auditor's No: 200207150172

ALTA Plain Language Commitment

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

Dated: July 12, 2002  
Recorded: July 15, 2002  
Auditor's No: 200207150173  
Executed by: Vine Street Investors, LLC

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

Declaration Dated: December 13, 2004  
Recorded: December 28, 2004  
Auditor's No.: 200412280122

D. Any tax, fee, assessments or charges as may be levied by Brickyard Meadows Homeowner's Association.