



201604290209

When recorded return to:
Adam Tarleton and Bianca Tarleton
3455 Woodcrest Lane
Sedro Woolley, WA 98284

Skagit County Auditor \$75.00
4/29/2016 Page 1 of 3 3:18PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No. 620026219

CHICAGO TITLE
620026219 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michelle R. Haigh, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Adam Tarleton and Bianca Tarleton, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot G, PARSON CREEK ACRES, according to the plat thereof recorded in Volume 16 of Plats, pages 149 through 151, records of Skagit County, Washington.

PARCEL B:

A 10 foot wide easement for installation, maintenance, and operation of a waterline over, under, and through that portion of Lot H in the Plat of PARSON CREEK ACRES, filed in Volume 16 of Plats, pages 149-151, described as follows:

Beginning at a point on the Southeasterly line of said Lot H which lies North 34°48'00" East a distance of 119.69 feet from the Southeast corner thereof;
thence North 66°50'59" West a distance of 23.58 feet;
thence North 81°49'16" West a distance of 134.88 feet;
thence North 08°10'44" East a distance of 10.00 feet;
thence South 81°49'16" East a distance of 136.19 feet;
thence South 66°50'59" East a distance of 26.96 feet to the Southeasterly line of said Lot H;
thence South 34°48'00" West along said Southeasterly line a distance of 10.21 feet to the point of beginning.

ALL Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P110934 / 4687-000-007-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151683
APR 29 2016

Amount Paid \$ *7561.10*
Skagit Co. Treasurer
By *them* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 28, 2016

Michelle R. Haigh
Michelle R. Haigh

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Michelle R. Haigh
(s) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 29th April 2016



Deanna Guile
Name: Deanna Guile
Notary Public in and for the State of Washington
Residing at: Marysville
My appointment expires: 4/4/2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **PARSON CREEK ACRES:**

Recording No: 9611200068

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **SKAGIT COUNTY SHORT PLAT NO. 93-072:**

Recording No: 9310180142

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

4. Agreement, including the terms and conditions thereof, entered into
By: Charles Webb, a single person
And between: Coast Pacific Trading, Inc.
Recorded: September 22, 1998
Auditor's No.: 9809220027, records of Skagit County, WA
Providing: Easement and well

NOTE: Said agreement contains, among other things, provisions for maintenance by the common users.

5. Title Notification - Property Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: June 1, 1999
Recording No.: 9906010169

6. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: March 3, 2003
Recording No.: 200303030215

7. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.