



201605020141

Skagit County Auditor

\$75.00

5/2/2016 Page

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3 3:28PM

When recorded return to:

Sara-Ann M. Voigt
1208 E. Gilkey Road
Burlington, WA 98233

Recorded at the request of:

Guardian Northwest Title
File Number: 111080

Statutory Warranty Deed

111080
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joseph Fleming and Wendy Fleming, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sara-Ann M. Voigt, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 43, Plat of Country Aire Phase 1

Tax Parcel Number(s): P104082, 4605-000-043-0002

Lot 43, "PLAT OF COUNTRY AIRE PHASE I", as per plat recorded in Volume 15 of Plats, Pages 91 through 94, inclusive, 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 5-2-16

Joe Fleming

Wendy Fleming

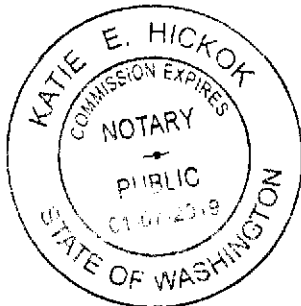
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1723
MAY 02 2016Amount Paid \$4268.10
Skagit Co. Treasurer
By M. Deputy

STATE OF Washington

COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Joe Fleming and Wendy Fleming, 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: 5-2-16



Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at

My appointment expires: 1/07/2019

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111080
~~5 of 10~~

SCHEDULE "B-1"

EXCEPTIONS:

A. Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: October 26, 1992
Recorded: October 29, 1992
Auditor's No.: 9210290099
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

Easement No. 1: All street and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads 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, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

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

Dated: June 11, 1993
Recorded: June 11, 1993
Auditor's No.: 9306110140
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

Amendment thereto recorded under Auditor's File No. 9309150090.

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

Plat/Subdivision Name: Country Aire Phase 1
Recorded: June 11, 1993
Auditor's No: 9306110139

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111080
~~6-11-10~~

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Puget Sound and Baker River Railroad Company
Recorded: August 28, 1906
Auditor's No.: 61920
Purpose: A 50 foot wide strip of land
Area Affected: A railroad right-of-way
Affects: Lots 42 - 55

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Puget Sound and Baker River Railroad Company
Recorded: July 3, 1907
Auditor's No.: 63372
Purpose: A 50 foot wide strip of land
Area Affected: A railroad right-of-way
Affects: Lots 42 - 55