

When recorded return to:
Regina Puccinelli



201606080017

Skagit County Auditor

\$75.00

6/8/2016 Page

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3 10:51AM

Recorded at the request of:
Guardian Northwest Title
File Number: 111558

Statutory Warranty Deed

111558

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Geoffrey Wachter and Lorri D. Wachter, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Regina Puccinelli, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 30, Plat of Park Meadows

Tax Parcel Number(s): P108334, 4666-000-030-0000

Lot 30, "PLAT OF PARK MEADOWS", as per plat recorded in Volume 16 of Plats, pages 82 through 84, 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 6-2-16

Geoff Wachter
Geoff Wachter

Lorri Wachter
Lorri Wachter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2 319
JUN 08 2016

STATE OF Idaho
COUNTY OF Twin Falls } SS:

Amount Paid \$ 4,330.40
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that Geoff Wachter and Lorri Wachter, 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: June 02, 2016



AA
Printed Name: Ashley Silvers

Notary Public in and for the State of

Residing at Jerome County

My appointment expires: 01/27/2020

Idaho

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111558
6 of 11

SCHEDULE "B-1"

EXCEPTIONS:

A. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 92096, in Volume 90 of Deeds, page 38, whereby said Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 24, 1995
Recorded: February 1, 1995
Auditor's No: 9502010065
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 streets and road rights of ways 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 7 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: November 20, 1995
Recorded: November 22, 1995
Auditor's No: 9511220120
Executed By: John N. Hocking, John Lund and Sandi Hocking

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: John N. Hocking
Dated: October 2, 1995
Recorded: October 13, 1995
Auditor's No: 9510130074
Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111558
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E. 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:

Plat/Subdivision Name: Park Meadows
Recorded: October 13, 1995
Auditor's No: 9510130076