

When recorded return to:
Jeffery A. Webster
1720 Monroe Street
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 111592



201606200208

Skagit County Auditor

\$74.00

6/20/2016 Page

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2 2:03PM

Statutory Warranty Deed

111592
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Karla Neely, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jeffery A. Webster, an unmarried individual** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 1, Monroe Street Addn.

Tax Parcel Number(s): **P107031, 4640-000-001-0000**

Lot 1, "PLAT OF MONROE STREET ADDITION", according to the plat thereof recorded in Volume 16 of Plats, pages 10 through 12, 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 6-16-16

Karla Neely
Karla Neely

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 20 2016

Amount Paid \$ 4508.40

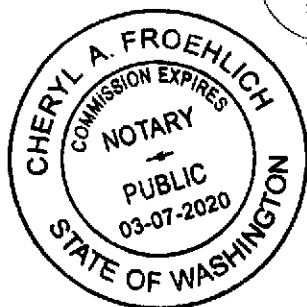
Skagit Co. Treasurer

By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Karla Neely, 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: 6-16-16



[Signature]
Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 1/07/2019 3/7/20

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 25, 1994
Recorded: September 12, 1994
Auditor's No: 9409120091
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:

Being located as constructed or to be constructed on the above-described property, generally described as follows:

Easement No. 1: All streets and road rights-of ways and any greenways or common areas 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-ways.

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

Dated: November 16, 1994
Recorded: November 16, 1994
Auditor's No: 9411160060
Executed by: Kendall D. Gentry and Nancy F. Gentry, husband and wife

C. 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: Monroe Street Addition
Recorded: November 16, 1994
Auditor's No: 9411160059