201606210016

Skagit County Auditor $74.00
6/21/2016 Page 1 of 2 10:27AM

When recorded return to:
Grant H. Brockmeyer and Morna E. McEachern
2633 E Valley Street
Seattle, WA 98112

Recorded at the request of:
Guardian Northwest Title
File Number: A111161

Statutory Warranty Deed

A 111161
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Zoanne M. Hyland and Linda N. Donato, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Grand H. Brockmeyer and Morna E. McEachern, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Section 2, Township 35 North, Range 1 East; Ptn. SE ¼ NE ¼

Tax Parcel Number(s): **P31189, 350102-1-003-0001**

The West 310 feet of the East 350 feet of the Southeast ¼ of the Northeast ¼ of Section 2, Township 35 North, Range 1 East, W.M.,

EXCEPT the North 401.05 feet thereof,

AND EXCEPT Eden's Road.

Situated in the County of Skagit, State of 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 **6/06/2016**

Zoanne M. Hyland

Linda N. Donato

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Zoanne M. Hyland and Linda N. Donato, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-13-16

Printed Name: Kimberly A Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: Aug 6, 2016

KIMBERLY A. BARRETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES 8-06-16

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162536
JUN 21 2016

Amount Paid $ 8549.00
Skagit Co. Treasurer
By HB Deputy

UNOFFICIAL DOCUMENT

EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Energy, Inc. a Washington Corporation
Dated:	September 29, 2003
Recorded:	October 28, 2003
Auditor's No.:	200310280087
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

B. TERMS AND CONDITIONS OF "RECORD OF REFORESTATION REQUIREMENTS":

Dated:	February 12, 2002
Recorded:	February 14, 2002
Auditor's No.:	200202140023

C. Provisions and matters regarding Boundary Line Adjustments set forth on documents recorded under Auditor's File Nos. 200201180149, 200201180148 and 200201180147.

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded:	September 24, 1998
Auditor's No.:	9809240112

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:

Name:	Record of Survey
Recorded:	April 15, 1997
Auditor's No.:	9704150030

UNOFFICIAL DOCUMENT