

When recorded return to:  
Beattie Family Trust  
4608 Cutter Drive  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112092



Skagit County Auditor \$74.00  
7/25/2016 Page 1 of 2 10:41AM

### Statutory Warranty Deed

A112092

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR L. Nelson Builders, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and warrants to Richard N. Beattie and Adrienne L. Beattie, Trustees of the Beattie Family Trust, dated November 27, 2001 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 25, Township 35 North, Range 1 East, NE SW (aka Lot 1, Nelson Short Plat #SP-04-001)

Tax Parcel Number(s): P32140, 350125-3-087-0100


Lot 1, Nelson Short Plat No. SP-04-001, recorded February 8, 2008, under Auditor's File No. 200802080129, records of Skagit County, Washington; and being a portion of the Northeast ¼ of the Southwest ¼ of Section 25, Township 35 North, Range 1 East, W.M.

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 per Exhibit "A" attached hereto

Dated 7/19/2016

L. Nelson Builders, Inc.

  
By: Lawrence D. Nelson, President

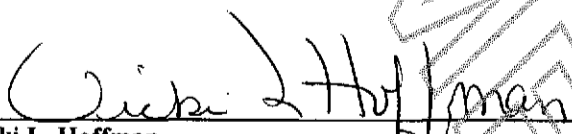
  
By: Amber L. Nelson, Secretary

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lawrence D. Nelson and Amber L. Nelson are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the President and Secretary of L. Nelson Builders, Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-20-16



  
Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, Washington  
My appointment expires: 10/08/2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163131  
JUL 25 2016

LPB 10-05(i-1)  
Page 1 of 2

Amount Paid \$ 6858.00  
Skagit Co. Treasurer  
By HB Deputy

## EXHIBIT A

### EXCEPTIONS:

A. 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: October 11, 1991  
Auditor's No.: 9110110054

B. 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: February 16, 1995  
Auditor's No.: 9502160017

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:

Name: Nelson Short Plat, SP-04-001  
Recorded: February 8, 2008  
Auditor's No.: 200802080129

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: September 17, 2007  
Recorded: September 24, 2007  
Auditor's No.: 200709240144  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes and its assigns  
Recorded: February 10, 2004  
Auditor's No.: 200402100043  
Purpose: Stream relocation, mitigation and buffer  
Area Affected: Easterly portion of Lots 1 and 6