

When recorded return to:
Anthony Zachman and Karisa Zachman
39796 Willard Lane
Concrete, WA 98237

Recorded at the request of:
Guardian Northwest Title
File Number: 111564



201607260067

Skagit County Auditor \$75.00
7/26/2016 Page 1 of 3 3:54PM

Statutory Warranty Deed

111564
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Constance S. Weech, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Anthony Zachman and Karisa Zachman, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 9, Willard Estates

Tax Parcel Number(s): P116234, 4747-000-009-0000

Lot 9, "PLAT OF WILLARD ESTATES", according to the plat thereof recorded December 23, 1999, under Auditor's File No. 199912250062, 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 7-26-16

Connie Weech

Constance S. Weech

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20160720

JUL 26 2016

Amount Paid \$ 4249.58

Skagit Co. Treasurer

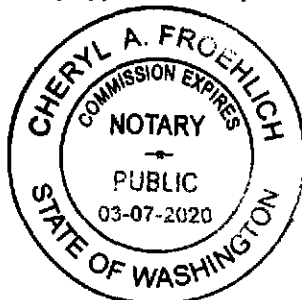
By MB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Connie Weech, 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: 7/26/16

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



SCHEDULE "B-1"

EXCEPTIONS:

A. Any question that may arise regarding mislocated fence lines along the Easterly and Westerly lines of the subject property, as disclosed by the Survey recorded under Auditor's File No. 9102040045.

B. Terms and conditions of Order, Variance and the reconsideration of such, as recorded under the following Auditor's File Nos.: 9808170133, 9808170134, 9810120109 and 9810120110, records of Skagit County, Washington.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: April 8, 1999
Recorded: April 20, 1999
Auditor's No: 9904200136
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

Affects:

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

D. 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: Willard Estates
Recorded: December 23, 1999
Auditor's No.: 199912230062

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

Dated: November 23, 1999
Recorded: December 23, 1999
Auditor's No: 199912230063
Executed by: Willard M. Hendrickson and Ida M. Hendrickson

F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Willard Hendrickson
Dated: November 6, 1999
Recorded: December 23, 1999
Auditor's No.: 199912230064
Regarding: Landscaping Agreement to Skagit County

G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Bruce Sweeten
Recorded: November 23, 2004
Auditor's No.: 200411230112

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

H. TERMS AND CONDITIONS OF LOW FLOW MITIGATION SUMMARY:

Dated: November 23, 2004
Recorded: November 23, 2004
Auditor's No.: 200411230113