



Skagit County Auditor
8/4/2016 Page 1 of 1 \$75.00
3 10:18AM

When recorded return to:
Gary W. Melton and Janice M. Melton
PO Box 1342
Lyman, WA 98263

Recorded at the request of:
Guardian Northwest Title
File Number: 111756

Statutory Warranty Deed

THE GRANTORS Lloyd Bradshaw and June Bradshaw, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary W. Melton and Janice M. Melton, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3, Plat of Willard Estates

GUARDIAN NORTHWEST TITLE CO.
111756

Tax Parcel Number(s): P116228, 4747-000-003-0000

Lot 3, "PLAT OF WILLARD ESTATES", as recorded December 23, 1999 under Auditor's File No. 199912230062.

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 8-3-16

Lloyd Bradshaw
Lloyd Bradshaw

June Bradshaw
June Bradshaw

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3371
AUG 04 2016

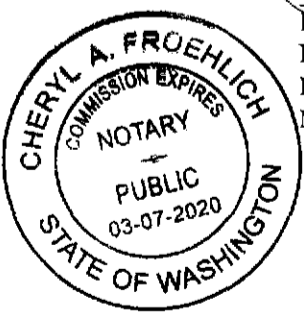
Amount Paid \$ 4099.⁰⁰
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lloyd Bradshaw and June Bradshaw, 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: 8-3-16

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



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 RURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Lloyd and June Bradshaw
Recorded: April 3, 2000
Auditor's No.: 200004030114

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. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 3, 2000
Auditor's No.: 200004030113
Regarding: Low flow mitigation summary

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

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.