



Skagit County Auditor
8/22/2016 Page 1 of 2 3:27PM \$74.00

When recorded return to:
David E. Sherwood
4619 Woodside Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112078

Statutory Warranty Deed

A 112078
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Judith R. Anderson, an unmarried woman, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **David E. Sherwood, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

** and as surviving spouse of Ross C. Anderson*

Abbreviated Legal:
Lot 18, Parkside

Tax Parcel Number(s): **P99118, 4552-000-018-0007**

Lot 18, "PLAT OF PARKSIDE", as per plat recorded in Volume 14 of Plats, pages 170 through 174, 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 8/15/2016

Judith R. Anderson

Judith R. Anderson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163683
AUG 22 2016

Amount Paid \$ 10,133.20
Skagit Co. Treasurer
By *HB* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Judith R. Anderson, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-16-16

Vicki L. Hoffman

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

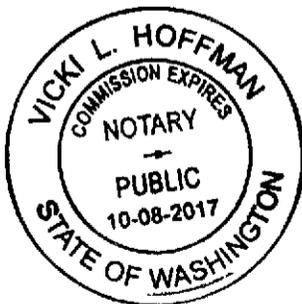


EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 30, 1990
Recorded: September 6, 1990
Auditor's No: 9009060042
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: A portion of subject property see document for full particulars

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

Dated: May 30, 1991
Recorded: May 30, 1991
Auditor's No: 9105300048
Executed by: Puget Sound Development, a Partnership

Said covenants were amended by document recorded under Auditor's File Nos. 9202060046, 200005260127 (a re-recording of 199909160014), 200108310164 and 201408220089.

C. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 78125, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

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 Name: Parkside
Recorded: March 25, 1991
Auditor's No: 9103250003

E. Any tax, fee, assessments or charges as may be levied by Parkside Owner's Association.