



201608290073

Skagit County Auditor \$74.00
8/29/2016 Page 1 of 2 10:19AM

When recorded return to:
Bryant Smith
14021 Madrona Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112017

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Linda J. McCloskey, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Bryant Smith, an unmarried man** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tax Parcel Number(s): P69921, 4028-000-002-0008

Tract 2, Sunset West, according to the plat thereof recorded in Volume 9 of Plats, pages 98 and 99, 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 8/22/2016

Linda J. McCloskey
Linda J. McCloskey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 29 2016

Amount Paid \$ 6377.40

Skagit Co. Treasurer

By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Linda J. McCloskey, 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: 8-25-16

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. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sunset West
Recorded: July 14, 1970
Auditor's No: 741152

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

Dated: June 8, 1970
Recorded: July 14, 1970
Auditor's No: 741153
Executed by: Norrie Estvold, Inc., a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 3, 1981
Recorded: May 4, 1981
Auditor's No: 8105040001

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 3, 1991
Recorded: April 24, 1992
Auditor's No: 9204240030

Amendment to Protective Covenants, recorded October 9, 2003, under Skagit County Auditor's File No. 200310090104.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 5, 1971
Recorded: May 25, 1971
Auditor's No: 753131
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: Includes other property

D. Any tax, fee, assessments or charges as may be levied by Sunset West Water Association.