



201610210064

Skagit County Auditor \$75.00  
10/21/2016 Page 1 of 3 10:21AM

When recorded return to:  
William Loewen and Margaret Loewen  
316 E 21st Street  
Sioux Falls, SD 57105

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112500

### Statutory Warranty Deed

THE GRANTORS **Bruce A. Bradburn and Marguerite A. Holgate**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **William Loewen and Margaret Loewen**, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: **GUARDIAN NORTHWEST TITLE CO.**  
Lot 4, Shore View Estates

*A 112500*

Tax Parcel Number(s): **P128198, 4975-090-004-0000**

Lot 4, "SHORE VIEW ESTATES", as per plat approved December 16, 2008, recorded December 29, 2008 under Auditor's File No. 200812290093, 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 10/18/2016

*Bruce A. Bradburn*  
Bruce A. Bradburn

*Marguerite A. Holgate*  
Marguerite A. Holgate

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*20164802*  
OCT 21 2016

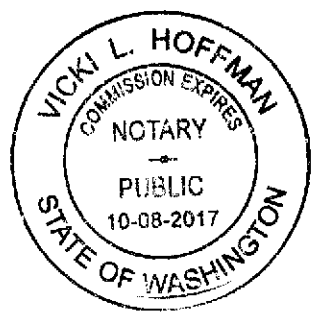
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2853.<sup>00</sup>  
Skagit Co. Treasurer  
By *M. M. Deputy*

I certify that I know or have satisfactory evidence that Bruce A. Bradburn and Marguerite A. Holgate, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-19-16

*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. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 25, 2004  
Auditor's No.: 200410250186

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

Recorded: February 23, 2005  
Auditor's No.: 200502230055  
Regarding: Plat Approval

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.

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

Recorded: July 12, 2005  
Auditor's No.: 200507120137  
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands

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.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: September 29, 2006  
Recorded: October 9, 2006  
Auditor's No.: 200610090055  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: A strip of land 10 feet in width having 5 feet of such width on each side of the centerline of Grantee's systems located as constructed or to be constructed, extended or relocated on the property

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

Plat/Subdivision Name: Shore View Estates  
Recorded: December 29, 2008  
Auditor's No.: 200812290093

G. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 29, 2008  
Auditor's No.: 200812290094

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: James N. Nelson & Jo G. Nelson  
And: Skagit County  
Dated: November 6, 2008  
Recorded: December 29, 2008  
Auditor's No.: 200812290095  
Regarding: Protected Critical Area Easement

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

Executed By: Shore View Estates  
Recorded: December 29, 2008  
Auditor's No.: 200812290096  
Regarding: Operation and Maintenance of Stormwater Collection and Detention System

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.

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

Dated: December 29, 2008  
Recorded: December 29, 2008  
Auditor's No.: 200812290097  
Executed By: James and Jo Nelson