



201610280009

When recorded return to:
BYK Construction, Inc
1093 Cleveland Avenue
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
 10/28/2016 Page 1 of 2 10:46AM

Recorded at the request of:
 Guardian Northwest Title
 File Number: 112802

Statutory Warranty Deed

THE GRANTOR Steve L. Broman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **BYK Construction, Inc.** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Section 20, Township 34 North, Range 4 East, SW SE (aka Lot 2, MV SP LU05-058)

Tax Parcel Number(s): **P130001, 340420-4-026-0100**

112802 -1

Lot 2, of Mount Vernon Short Plat #LU05-058 (Broman Short Plat), as recorded on January 7, 2010 under Auditor's File No. 201001070088, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East W.M.; TOGETHER WITH a roadway and utility easement as recorded under Auditor's File No. 200905140031.

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 10/27/2016

Steve L. Broman
 Steve L. Broman

2016 4897
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

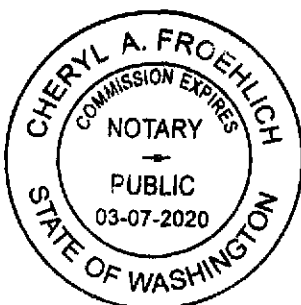
OCT 28 2016

Amount Paid \$ 1673.00
 Skagit Co. Treasurer
 By MT Deputy

STATE OF Washington
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steve L. Broman, 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: 10/26/16



Printed Name: Katie Hickok
 Notary Public in and for the State of Washington
 Residing at Sachso Woods
 My appointment expires: 1/07/2019

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 112802
~~6640~~

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: January 22, 2008
Recorded: February 4, 2008
Auditor's No.: 200802040178
Purpose: Right to enter said premises to operate, maintain, 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 line
Area Affected: A portion of the subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, et al
Dated: Not disclosed
Recorded: May 14, 2009
Auditor's No.: 200905140031
Purpose: Access for roadway and utilities
Area Affected: Portion of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, et al
Recorded: December 9, 2009
Auditor's No.: 200912090083
Purpose: Ingress, egress and installation and maintenance of underground residential utilities
Area Affected: Portion of the subject property

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:

Name: Short Plat No.: LU 05-058
Recorded: January 7, 2010
Auditor's No.: 201001070088

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

Dated: May 19, 2009
Recorded: January 7, 2010
Auditor's No.: 201001070089
Executed By: Steve L. Broman