

When recorded return to:
Charlotte Larison
619 Cedar Tree Drive
Sedro Woolley, WA 98284



201611140226

Skagit County Auditor \$78.00
11/14/2016 Page 1 of 6 3:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028904

CHICAGO TITLE
620028904

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael K. Erickson, Trustee of the Michael K. Erickson Revocable Trust, dated March 17, 2006, as amended

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to

Charlotte Larison, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, NORTH CENTRAL DIVISION, according to the plat thereof, recorded in Volume 15 of Plats, pages 46 and 47, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P102019 / 4586-000-010-0009

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5151

NOV 14 2016

Amount Paid \$

Skagit Co. Treasurer

By *man* Deputy

4926.70

STATUTORY WARRANTY DEED
(continued)

Dated: November 8, 2016

The Michael K. Erickson Revocable Trust, dated March 17, 2006, as amended

BY: 

Michael K. Erickson
Trustee

STATUTORY WARRANTY DEED

(continued)

State of Oregon
County of Washington

I certify that I know or have satisfactory evidence that Michael K Erickson Trustee of the
Michael K Erickson Revocable Trust dtd 3-17-06 as amended
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Michael K Erickson Revocable Trust, Dated March 17, 2006, as Amended to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-8-14

Kim White
Name: Kim White
Notary Public in and for the State of Oregon
Residing at: Portland
My appointment expires: 1-26-18

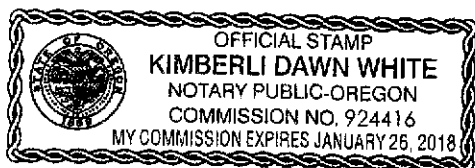


EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: February 26, 1935
Auditor's No.: 267764, records of Skagit County, WA
In favor of: Drainage District No. 14
For: Drainage ditch

The exact location and extent of easement is undisclosed of record.
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 17, 1956
Auditor's No.: 545341, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, and products thereof

The exact location and extent of said easement is not disclosed of record.
3. Easement, including the terms, covenants, and provisions thereof, reserved by instrument
Recorded: October 20, 1969
Auditor's No.: 732135, records of Skagit County, WA
For: Right-of-way across existing road and water pipeline

The exact location and extent of said easement is not disclosed of record.
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: November 16, 1982
Auditor's No.: 8111160024, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 30 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said instrument is a re-recording of Auditor's File No. 8211090036, records of Skagit County, Washington, and amends and supplements the easement granted to Cascade Natural Gas Corporation under Auditor's File No. 545341, records of Skagit County, Washington.
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 9, 1983
Auditor's No.: 8306090019, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: 60 foot right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof

Said easement corrects and replaces the right-of-way recorded under Auditor's File Nos. 8211090034 and 8211160025, records of Skagit County, Washington.

EXHIBIT "A"

Exceptions (continued)

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: March 25, 1992
Auditor's No.: 9203250071, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Right-of-way for pipeline or pipelines for transportation of oil, gas, or products thereof
- Said easement supersedes and replaces easement granted under Auditor's File No. 9203050076, records of Skagit County, Washington.
7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 22, 1992
Auditor's No.: 9204220112, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Strip of land 10 feet in width across all lots, tracts, and spaces within said plat, coincident with and parallel to all streets and roads
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF NORTH CENTRAL DIVISION:
- Recording No: 9208280164
9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;
Recorded: September 29, 1992
Auditor's Nos.: 9209290104 and 9209290105, records of Skagit County, WA
10. Bylaws of the North Central and Brickyard Creek Community Association
Recorded: April 30, 1993
Auditor's No.: 9304300085, records of Skagit County, WA
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: September 29, 1992 and April 30, 1993
Auditor's Nos.: 9209290104, 9209290105, and 9304300085, records of Skagit County, WA
Imposed by: North Central and Brickyard Creek Community Association

EXHIBIT "A"

Exceptions (continued)

12. Terms and conditions of that instrument;
Recorded: April 30, 1993
Auditor's No.: 9304300086, records of Skagit County, WA
13. Assessments, if any, levied by North Central and Brickyard Creek Community Association..
14. Assessments, if any, levied by City of Sedro-Woolley.
15. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.