

Skagit County Auditor  
12/12/2016 Page 1 of 3 \$75.00  
1:42PM

When recorded return to:

Rachel M. Farwell  
2216 Jasmine Place  
Mount Vernon, WA 98273

Filed for Record at Request of  
Curtis And Casteel Law Group, PLLC  
Escrow Number: C1600877JB

GUARDIAN NORTHWEST TITLE CO.  
Statutory Warranty Deed 112748

THE GRANTORS Tyson P. Neland and Jennifer L. Neland, husband and wife, as joint tenants with right of survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rachel M. Farwell, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 7, Jasmine Place

Tax Parcel Number(s): 4791-000-007-0000 (P118965)

Lot 7, "Jasmine Place", as per plat recorded February 28, 2002 under Skagit County Auditor's File No. 200202280026, records of Skagit County, Washington

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated December 10, 2016

\_\_\_\_\_  
Tyson P. Neland

\_\_\_\_\_  
Jennifer L. Neland

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165582  
DEC 12 2016

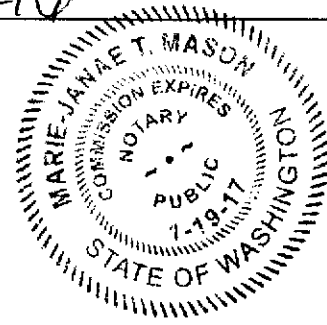
STATE OF Washington }  
COUNTY OF Snohomish } SS:

Amount Paid \$ 4045.<sup>60</sup>  
Skagit Co. Treasurer  
By TM Deputy

I certify that I know or have satisfactory evidence that Tyson P. Neland and Jennifer L. Neland are the persons who appeared before me, and said persons 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.

Dated: 12-11-16

\_\_\_\_\_



Notary Public in and for the State of WA  
Residing at Marysville  
My appointment expires: 1-19-17

## EXHIBIT "A"

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: March 5, 1991  
Auditor's No: 9103050066  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

### B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Recorded: August 24, 2001  
Auditor's No: 200108240008  
Purpose: A public sidewalk, together with the right to construct, maintain and replace said sidewalk, together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted

### C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Recorded: September 6, 2001  
Auditor's No: 200109060034  
For:

**Easement No. 1:** All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

**Easement No. 2:** A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

**Easement No. 3:** All areas located within a 10-foot perimeter of the exterior surface of all ground mounted vaults and transformers.

**Easement No. 4:** No vehicular access, parking or driven surfaces shall be located with a 5-foot perimeter of all of Grantee's ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

**EXHIBIT "A"**

**D. RESERVATIONS CONTAINED IN DEED**

Executed by: W.M. Lindsey and Emma S. Lindsey, his wife  
Recorded: August 17, 1900  
Auditor's No: 34055  
As Follows: All coal and other minerals are reserved and excepted  
from this conveyance

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

Plat/Subdivision Name: Jasmine Place  
Recorded: February 28, 2002  
Auditor's No: 200202280026