

When recorded return to:
Nicolas Brooks
5235 Aerie Lane
Sedro Woolley, WA 98284



201612220081

Skagit County Auditor \$75.00
12/22/2016 Page 1 of 3 3:23PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620028565

CHICAGO TITLE

620028565

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan Braswell, a married man as his separate estate

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

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

Lot 22, Eagle Valley P.U.D., according to the plat thereof, recorded in Volume 15 of plats, pages 181 through 183, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P106913 / 4632-000-022-0001

Subject to:

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

Dated: December 15, 2016

Bryan Braswell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5774
DEC 22 2016

Amount Paid \$ 3091.52
Skagit Co. Treasurer
By HB Deputy

State of WASHINGTON
County of ~~SKAGIT~~ Snohomish
JKQ

I certify that I know or have satisfactory evidence that Bryan Braswell is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 16, 2016

Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

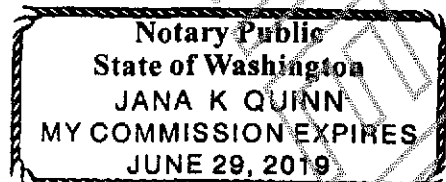


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 19, 1956
Auditor's No.: 541748, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
For: Construct, maintain, etc. a pipeline
Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record
2. Easement delineated on the face of Short Plat No. 12-88, approved December 15, 1988, and recorded December 21, 1988, in Volume 8 of Short Plats, pages 99 and 100, under Auditor's File No. 8812210004, records of Skagit County, Washington; being a portion of Government Lots 1 and 2 and the East Half of the Northwest Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;
For: Road and utilities
Affects: A 60-foot strip lying in Featherlane as shown on said plat
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 12, 1973
Auditor's No(s): 793250, records of Skagit County, Washington
In favor of: United States of America
For: Road purposes
Affects: A 20-foot strip of land

Note: Exact location and extent of easement is undisclosed of record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: A perpetual easement and right to enter and erect, maintain, etc., one or more line(s) of electric power transmission structures etc., together with road right of way to maintain said right of way
Recording Date: July 8, 1963
Recording No.: 638054
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SHORT PLAT NO. 12-88:

Recording No: 8812210004
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 EAGLE VALLEY P.U.D.
:

Recording No: 9407210001
7. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: August 8, 1990
Auditor's No.: 9008080053, records of Skagit County, Washington
Executed By: Coastline Properties, Inc.
As Follows: The Grantor(s) agree(s) and covenant(s) that said grantor(s), his (her)

EXHIBIT "A"

Exceptions (continued)

(their) heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosed structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry

AMENDED by instrument(s):

Recorded: November 14, 1997

Auditor's No(s): 9711140045, records of Skagit County, Washington

9. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 28, 1994

Auditor's No.: 9407280080, records of Skagit County, Washington

Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C. Hein, husband and Patti Jo Hein, as personal representative of the estate of Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92 4 00095 4

As Follows: Grantor reserves any right, title, and interest to overages or refund deposits from Puget Power for future family residences utilizing permanent electric service within the first five years. Grantee agrees to keep grantor informed of each new hook-up which is completed within the property herein described

Affects: Said premises and other property

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Imposed By: Kendall D Gentry and Nancy F. Gentry

11. City, county or local improvement district assessments, if any.

12. Assessments, if any, levied by Kennart Estates Water System.

13. Assessments, if any, levied by Lot Owners of Eagle Valley P.U.D.