

When recorded return to:
Alliance Construction, LLC
608 S. 1st Street Suite 208
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 113194



201701090119

Skagit County Auditor

\$75.00

1/9/2017 Page

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3 1:19PM

Statutory Warranty Deed

113194
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David McLaughlin and Nancy McLaughlin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alliance Construction LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1, Eden's Acres Plat

Tax Parcel Number(s): P130511, 4999-000-000-0001

Lot 1, Eden's Acres Plat No. LP-6-08, according to the plat thereof recorded January 18, 2011 under Auditor's File No. 201101180064, 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

1-9-17

David J. McLaughlin

Nancy J. McLaughlin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201780
JAN 09 2017

STATE OF Washington

COUNTY OF Skagit

SS:

Amount Paid \$1073.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that David J. McLaughlin and Nancy J. McLaughlin, 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:

1-9-17

Printed Name: *Kane Hickok* Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at *2610 W. 1st St. Mount Vernon, WA*
My appointment expires: *1-07-2019*

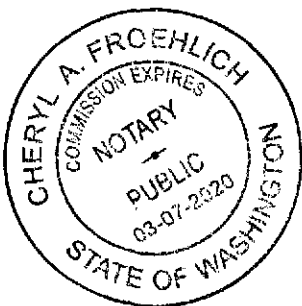


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 113194
~~6 of 11~~

SCHEDULE "B-1"

EXCEPTIONS:

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

Recorded: December 29, 1995
Auditor's No.: 9512290099
Regarding: Waiver of Protest and Special Power of Attorney (LID/ULID)

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

B. 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.: SW-09-95
Recorded: December 29, 1995
Auditor's No.: 9512290100

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: February 23, 2009
Auditor's No. 200902230144
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land ten (10) feet in width (now a portion Lots 1 and 2 Eden's Acres)

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: February 23, 2009
Auditor's No. 200902230145
Purpose: "...utility systems for purposes of transmission, distribution and sale of electricity..."
Area Affected: A strip of land ten (10) feet in width (Affects Lots 3 and 4 Eden's Acres)

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 113194
~~2011~~

E. 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: Eden's Acres Plat No. LP-6-08
Recorded: January 18, 2011
Auditor's No.: 201101180064

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

Recorded: January 18, 2011
Auditor's No.: 201101180065
Executed By: David J. McLaughlin and Nancy J. McLaughlin, husband and wife, and Andrew Roy Griffin and Darcy Leah Griffin, husband and wife

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

Recorded: January 18, 2011
Auditor's No.: 201101180066
Regarding: Waiver of Protest and Special Power of Attorney (LID/ULID)

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.