

When recorded return to:
Charles D. Harris and Jessica R. Harris
4418 Lindsey Court
Anacortes, WA. 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A113127



201701190019

Skagit County Auditor
1/19/2017 Page

1 of

\$75.00

3 10:36AM

Statutory Warranty Deed

A113127

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Edward A. Jensen and Claudia D. Jensen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles D. Harris and Jessica R. Harris, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Lot 1, Parkside Div. 2

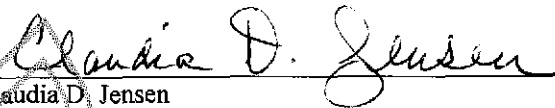
Tax Parcel Number(s): P106962, 4644-000-001-0000

Lot 1, PLAT OF PARKSIDE DIVISION NO. 2, according to the plat thereof recorded in Volume 16 of Plats, pages 20 through 22, 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 1-18-2017


Edward A. Jensen

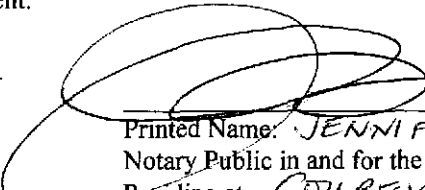

Claudia D. Jensen
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017212
JAN 19 2017

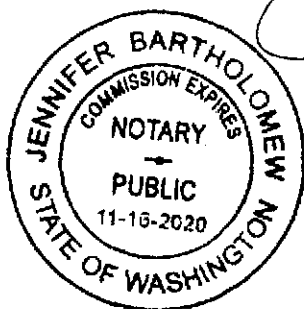
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 10,685.00
Skagit Co. Treasurer
By WLM Deputy

I certify that I know or have satisfactory evidence that Edward A. Jensen and Claudia D. Jensen, 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: 1-18-17


Printed Name: JENNIFER BARTHOLOMEW
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 11-16-2020
JB



SCHEDULE "B-1"

EXCEPTIONS:

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

Recorded: May 30, 1991
Auditor's No.: May 30, 1991
Executed By: 9105300048
Executed By: Puget Sound Development, a Washington Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: January 30, 1992, February 7, 1995, April 15, 1997 and May 25, 2000
Recorded: February 6, 1992, February 7, 1995, April 15, 1997, May 25, 2000 and August 31, 2001
Auditor's No.: 9202060046, 9502070074, 9704150082, 200005260127 and 200108310164

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: October 3, 1994
Auditor's No. 9410030097
Purpose: Right to enter said premises to operate, maintain and 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: Roads and 10 feet of lots adjoining road

C. 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: Plat of Parkside Division 2
Recorded: February 7, 1995
Auditor's No.: 9502070066

D. Any tax, fee, assessments or charges as may be levied by Parkside Owner's Association.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Thomas J. Ary and Margo E. Ary, husband and wife
Recorded:	October 13, 2000
Auditor's No.	200010130079
Purpose:	Buffer zone
Area Affected:	

That portion of Lot 1, "PLAT OF PARKSIDE DIVISION II", as per plat recorded in Volume 16 of Plats, page 20, records of Skagit County, described as follows:

Begin at the Southwest corner of said Lot 1; thence North 01 degrees 23'27" West 25.00 feet along the Westerly boundary of said Lot 1, to a point; thence South 88 degrees 26'44" East, 145.34 feet to a point of curvature; thence 23.56 feet, more or less, around a curve to the right having a radius of 15.00 feet to a point on the Southerly boundary of said Lot 1; thence South 88 degrees 36'33" West, 145.00 feet, more or less, to the point of beginning.