



201701200024

When recorded return to:  
Murray Laidley and Valerie Laidley

Skagit County Auditor \$74.00  
1/20/2017 Page 1 of 2 10:08AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113253

### Statutory Warranty Deed

A113253

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John E. Lindsay and Diana L. Lindsay as Trustees of the Lindsay Family Trust, Dated October 11, 1993, as amended and restated December 5, 2007 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Murray Laidley and Valerie Laidley, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 35, Parkside

Tax Parcel Number(s): P99139, 4552-000-035-0004

Lot 35, "PLAT OF PARKSIDE", as per plat recorded in Volume 14 of Plats, pages 170 through 174 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 per Exhibit "A" attached hereto

Dated 1-19-17

Lindsay Family Trust

*John E. Lindsay, Trustee*  
By: John E. Lindsay, Trustee

*Diana L. Lindsay, Trustee*  
By: Diana L. Lindsay, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017236  
JAN 20 2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

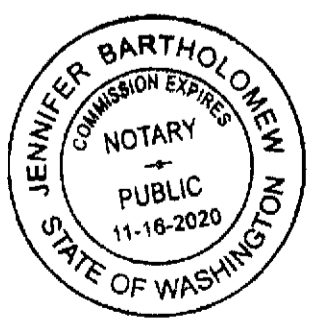
Amount Paid \$ 10,655.00  
Skagit Co. Treasurer  
By *VF* Deputy

I certify that I know or have satisfactory evidence that John E. Lindsay and Diana L. Lindsay is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of Lindsay Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-19-17

*[Signature]*

Notary Public in and for the State of Washington  
Residing at Washington, COULPEVILLE  
My appointment expires: 11-16-2020



SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: August 30, 1990  
Recorded: September 6, 1990  
Auditor's No: 9009060042  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

All streets as constructed or to be constructed within the above-described property. (This clause to become null and void when said streets are dedicated to the public.)

The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Parkside Division 2.

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

Dated: May 30, 1991  
Recorded: May 30, 1991  
Auditor's No: 9105300048  
Executed by: Puget Sound Development, a Partnership

Said covenants were amended by document recorded under Auditor's File Nos. 9202060046, 200005260127 (a re-recording of 199909160014), 200108310164 and 201408220089.

C. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 78125, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

D. 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:

Plat/Subdivision Name: Parkside  
Recorded: March 25, 1991  
Auditor's No: 9103250003

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