



201701300197

Skagit County Auditor \$74.00  
1/30/2017 Page 1 of 2 2:08PM

When recorded return to:  
Dylan Stencil  
1904 N. 35th Street  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113080

**Statutory Warranty Deed** 113080  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTORS Marinda R. Combs and Mark S. Ryser, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dylan Stencil, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 17, Fox Hill Estates Div. 1

Tax Parcel Number(s): P83189, 4474-000-017-0000

Lot 17, "FOX HILL ESTATES, DIVISION NO. 1", according to the plat thereof, recorded in Volume 14 of Plats, Page 7 and 8, 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 1/27/17

Mark S. Ryser  
Mark S. Ryser

Marinda R. Ryser  
Marinda R. Ryser

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 367  
JAN 30 2017

Amount Paid \$ 4312.60  
Skagit Co. Treasurer  
By MLM Deputy

STATE OF Washington }  
COUNTY OF Skagit Spokane } SS:  
213

I certify that I know or have satisfactory evidence that Mark S. Ryser and Marinda R. Ryser, 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: January 27 2017

Robin Barnes  
Printed Name: Robin Barnes  
Notary Public in and for the State of Washington  
Residing at Spokane Co  
My appointment expires: 12.5.17

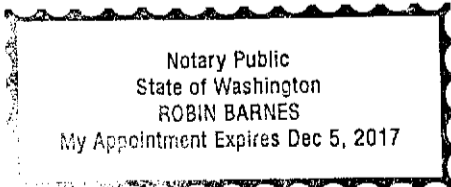


Exhibit A  
SCHEDULE "B-1"

**EXCEPTIONS:**

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantor: Carib Development Company, Ltd.  
Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: November 28, 1984  
Recorded: December 31, 1984  
Auditor's No: 198412310081  
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 lines  
Affects: Streets and strips of land adjoining lot lines

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:

Short Plat No.: Fox Hill Estates Div. 1  
Recorded: March 19, 1985  
Auditor's No: 198503190027