When recorded return to: depaiter C. Brown 9688 Cougar Lane Sedro Woolley, WA 98284



Skagit County Auditor 2/6/2017 Page

1 of

\$76.00 1:22PM

Recorded at the request of: Guardian Northwest Title File Number: 113061

Statutory Warranty Deed

113061 GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Martin R. Brown and Dianne D. Brown, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jennifer C. Brown, An Unmarried Woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 15, Deiter's Acreage

For Full Legal See Attached Exhibit ! A"

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 "B" attached hereto.

Tax Parcel Number(s): P64969, 389	}9- Q0 0- 015-0001		
Pate 2-316			
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Martin R Brown	Dia	anne D. Brown	
	and the same of th	SKAGIT COUNTY	IVA CYTEYOR
		REAL ESTATE E	WASHINGTON EXCISE TAX
	A STATE OF THE STA	FEB 0 6	2017
			,
		Amount P	aid \$ 5256.00
STATE OF Washington	}	Shapit Co. In	eagurer
COUNTY OF Skagit	} SS:	Burkum	Deputy
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I certify that I know or have satisfac	tory evidence that Martin	R Brown and Dianne	D. Brown, the
persons who appeared before me, ar	id said person(s) acknowle	aged that he/she/the	y signed this
instrument and acknowledge it to be mentioned in this instrument.	mis/ner/meir tree and you	intary act for the use:	s and purposes
mentioned in this historical.	\sim ./	and the same of th	
Date: 2-3-17	Stel	E LI	
	Printed Name: Katie Hie	ckok	
HICKE	Notary Public in and for	the State of	Washington /
1. San	Residing at	Denn	
	My appointment expires:	1/07/2019	A fact of
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EXHIBIT A

Parsel "A"

Lot 5, "Deiter's Acreage, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington,

EXCEPT the West \$50.00 feet of the North 300.00 feet thereof.

ALSO EXCEPT the South 135.00 feet of the West 150.00 feet thereof.

TOGETHER WITH that portion of Lot 14 of said plat, lying Westerly of the following described line:

Beginning at the Southwest corner of said Lot 14; thence North 89°52'00" East 1.00 foot along the Southerly line of said Lot 14 to the true point of beginning for said line; thence North 02°21'47" West 649.04 feet to the Northerly line of said Lot 14 and the terminus of said line; said terminus also being North 89°36'34" East 7.29 feet from the Northwesterly corner of said Lot 14.

Situate in the County of Skagit, State of Washington.

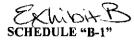
Parcel "B":

A non-exclusive easement for road purposes lying 14 feet 7 inches on each side of the centerline described as follows:

Beginning at the Southwesterly corner of Lot 14, "Deiter's Acreage Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, shown on Survey filed in Book 7 of Surveys, page 134, records of said County; thence North 89°52'00" East 1.00 foot along the Southerly line of said Lot 14 to the true point of beginning for said centerline; thence North 02°21'47" West 649.04 feet to the Northerly line of said Lot 14 and the terminus of said centerline; said terminus also being North 89°36'34" East 7.29 feet from the Northwesterly corner of said Lot 14.

Situate in the County of Skagit, State of Washington.

LPB 10-05(i-l)/ Page 2 of 2



EXCEPTIONS:

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:

Deiter's Acreage

Recorded:

October 3, 1906

Auditor's No.:

59004

B. EASEMENT INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Charles F. Butt and Patricia Butt, husband and wife

Recorded:

September 17, 1969

Auditor's No.

73+120

Purpose:

Ingress and egress

Area Affected:

Cougar Lane

Amendment to easement as entered in Skapit County Cause Number 88-2-00227-7 and as recorded under Auditor's File Nos. 9109200012 and 9108260035.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee:

Puget Sound Power & Light Co.

Recorded:

September 23, 1969

Auditor's No.:

731303

Purpose:

Right to construct operate, maintain, repair, replace and

enlarge one or more electric transmission and/or distribution

lines over and/or under the right of way

Location:

As constructed

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:

Name:

Survey

Recorded:

December 11, 1987

Auditor's No.:

8712110012 (Vol. 7 of Survey, Pg. 134)

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Cascade Natural Gas Corporation

Recorded:

August 18, 1989

Auditor's No.

8908180043

Purpose:

Right of way

Area Affected:

The East 14 feet 7 inches of Lot 15 of said Plat.

Guardian Northwest Title and Escrow, Agent for First American Title Insurance Company

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

Recorded: Auditor's No.:

October 17, 1989 8910170020

Regarding:

Temporary mobile home placement

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.