

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

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



Skagit County Auditor
2/6/2017 Page

1 of

\$76.00
4 1:22PM

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, 3899-000-015-0001

Dated

2-3-17

Martin R Brown

Dianne D. Brown

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017484
FEB 06 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5256.00
Skagit Co. Treasurer
By Katie Hickok Deputy

I certify that I know or have satisfactory evidence that Martin R Brown and Dianne D. Brown, 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: 2-3-17



Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Wilton
My appointment expires: 1/07/2019

EXHIBIT A

Parcel "A":

Lot 15, "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 150.00 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 $89^{\circ}52'00''$ East 1.00 foot along the Southerly line of said Lot 14 to the true point of beginning for said line; thence North $02^{\circ}21'47''$ West 649.04 feet to the Northerly line of said Lot 14 and the terminus of said line; said terminus also being North $89^{\circ}36'34''$ 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 $89^{\circ}52'00''$ East 1.00 foot along the Southerly line of said Lot 14 to the true point of beginning for said centerline; thence North $02^{\circ}21'47''$ West 649.04 feet to the Northerly line of said Lot 14 and the terminus of said centerline; said terminus also being North $89^{\circ}36'34''$ East 7.29 feet from the Northwesterly corner of said Lot 14.

Situate in the County of Skagit, State of Washington.

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. 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. 731120
Purpose: Ingress and egress
Area Affected: Cougar Lane

Amendment to easement as entered in Skagit 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.

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

Recorded: October 17, 1989
Auditor's No.: 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.