

When recorded return to:
Geraldyn Curtis
3216 Commercial Avenue
Anacortes, WA. 98221
3216 Commercial Avenue
Anacortes

Recorded at the request of:
Land Title Company
File Number: A113203



201702170106

Skagit County Auditor
2/17/2017 Page

1 of

4 3:30PM

\$76.00

Statutory Warranty Deed

A113203
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gott Investments, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Geraldyn Curtis, an unmarried woman** the following described real estate, situated in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Abbreviated Legal:

Lot 3, Rosewind Subdivision

Tax Parcel Number(s): P115927, 4737-000-003-0000

2017654
FEB 17 2017

Amount Paid \$ 6146.00
Skagit Co. Treasurer
By MG Deputy

Lot 3, PLAT OF ROSEWIND SUBDIVISION, according to the Plat thereof recorded September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.

Situate in Skagit County, Washington.

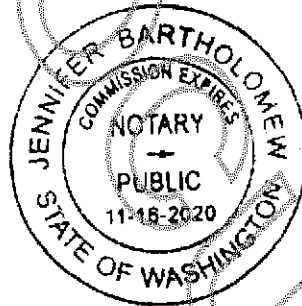
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated

2-14-17

Gott Investments, LLC

Deborah Gott, Manager
By: Deborah Gott, Manager



STATE OF Washington

COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Deborah Gott is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Manager and Authorized Agent of Gott Investments, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

2-14-17

Notary Public in and for the State of Washington

Residing at COUPEVILLE

My appointment expires: 11-16-2020

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded In: Skagit County, Washington
Auditor's No: 554700
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: A portion of the subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Cascade Natural Gas Corporation
Recorded: October 19, 1967
Auditor's No.: 705887

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

Dated: February 2, 2000
Recorded: February 2, 2000
Auditor's No: 200002020090
Executed by: Gary D. McCormick and Ama McCormick, husband and wife; and Vintage Investments, Inc.

Said covenants were amended by Auditor's File No. 200010060079.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Rosewind Subdivision
Recorded: September 30, 1999
Auditor's No: 9909300131

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

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Arthur W. Eisenhower and Blanche H. Eisenhower, husband and wife
Recorded: September 30, 1999
Auditor's No. 199909300132
Purpose: "...for the maintenance of a fence (Grantor has already erected said fence) and for utilities and purposes incidental thereto; and.. in consideration of the mutual benefits..."
Area Affected: 5 foot easement on Grantor's property immediately adjacent to the Western boundary of Grantee's property

Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 3, PLAT OF ROSEWIND SUBDIVISION, according to the Plat thereof recorded September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.

Situate in Skagit County, Washington.