



Skagit County Auditor \$77.00
3/31/2017 Page 1 of 5 10:57AM

When recorded return to:
Logan Farrar
PO BOX 422
Edmonds, WA 98020

Recorded at the request of:
Guardian Northwest Title
File Number: A112330

Statutory Warranty Deed

A112330
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Heirs and Devisees of David M. Ford, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Logan Farrar, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 2, Farmington Square Condo

Tax Parcel Number(s): P121247, 4828-000-002-0000

Unit 2, FARMINGTON SQUARE CONDOMINIUM, according to the Declaration thereof recorded January 28, 2004, under Auditor's File No. 200401280083, and Survey Map and Plans thereof recorded January 28, 2004, under Auditor's File No. 200401280084, 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 3-23-17

Estate of David M. Ford

Jennifer Jensen, Personal Rep
By: Jennifer Jensen, Personal Representative

Teddi DeRouen, Personal Rep
By: Teddi DeRouen, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171271
MAR 31 2017

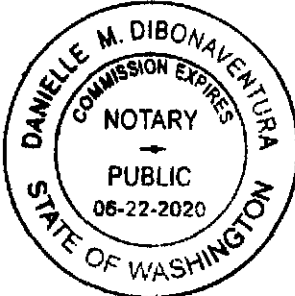
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$5,327.20
Skagit Co. Treasurer
By *MMA* Deputy

I certify that I know or have satisfactory evidence that Jennifer Jensen and Teddi DeRouen is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Co-Personal Representative of Estate of David M. Ford, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-23-17

[Signature]



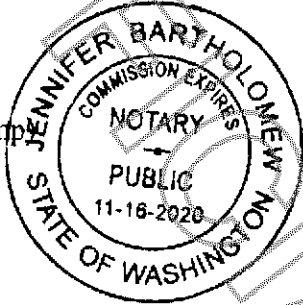
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 6-22-20

WASHINGTON NOTARY ACKNOWLEDGMENT
(Individual)

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that TEDDI DE ROUEN
is the person who appeared before me, and said person acknowledged that (he/she) signed
this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and
purposes mentioned in the instrument.

(Seal or stamp)



[Signature]
Signature
NOTARY PUBLIC
Title
3.30.17
WARRANTY DEED

My appointment expires: 11-16-2020

UNRECORDED DOCUMENT

SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: BU-6-01
Recorded: July 20, 2001
Auditor's No.: 200107200120

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: BU-5-01
Recorded: July 20, 2001
Auditor's No.: 200107200121

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: Burlington Short Plat No. 4-79
Recorded: October 26, 1979
Auditor's No.: 7910260042

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: August 21, 2002
Recorded: September 27, 2002
Auditor's No.: 200209270024
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All easements as now or hereafter designed, designated, and/or platted, within the above described property.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: October 11, 2002
Recorded: October 28, 2002
Auditor's No.: 200210280102
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Common Area Tract "B" Open Space

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 21, 2002
Recorded: January 24, 2003
Auditor's No.: 200301240126
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: An area located within a 5 (five) feet perimeter of the exterior surface of the ground mounted vaults and transformers.

G. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 28, 2004
Auditor's File No.: 200401280083

Amendments to Declaration recorded under Auditor's File Nos. 201004270099 and 201008240102.

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

Plat/Subdivision Name: Farmington Square Condominium
Recorded: January 28, 2004
Auditor's No.: 200401280084

I. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

J. Any tax, fee, assessments or charges as may be levied by Farmington Square Owners Association.

K. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED
INSTRUMENT:

In Favor Of: Farmington Square, LLC, a Washington
Limited Liability Company
Recorded: August 10, 2007
Auditor's No.: 200708100079
For: Construction and maintenance of an
underground sanitary sewer line
Affects: A strip of land located on Lot 1