

When recorded return to:
Ryan J. Bradley
4461 Skyers Alley
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 113551

201704140028
Skagit County Auditor
4/14/2017 Page 1 of 3 11:06AM \$75.00

Statutory Warranty Deed

113551
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Alex D. Brancheau and Melissa S. Bradley, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ryan J. Bradley, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 214, Cedar Heights PUD 1 Phase 2

Tax Parcel Number(s): P126269, 4929-000-214-0000

Lot 214, "PLAT OF CEDAR HEIGHTS PUD 1 / PHASE 2", according to the plat thereof, recorded May 31, 2007, under Auditor's File No. 200705310138, 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

4-14-17

Alex D. Brancheau

Melissa S. Brancheau

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171514
APR 14 2017

Amount Paid \$ 4,188.⁰⁰

Skagit Co. Treasurer
By *ndm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alex D. Brancheau and Melissa S. Brancheau, 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:

4-12-17

Printed Name: Katie Hickok

Notary Public in and for the State of

Residing at Mount Vernon

My appointment expires: 1/07/2019

Washington

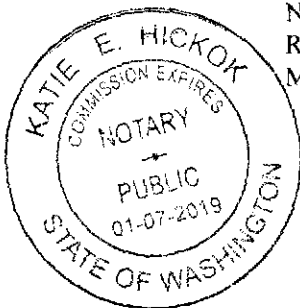


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Lee M. Utke
Recorded: November 22, 2005
Auditor's No.: 200511220026

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200507220135.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: May 22, 2006
Auditor's No.: 200605220170
Purpose: Electric transmission and/or distribution line, together with the necessary appurtenances
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

C. 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: Plat of Cedar Heights PUD 1 / Phase 1
Recorded: January 19, 2007
Auditor's No.: 200701190116

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

Recorded: January 19, 2007
Auditor's No.: 200701190117
Executed By: Cedar heights LLC

Said instrument was modified by instruments recorded under Auditor's File Nos. 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077.

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

Recorded: May 31, 2007
Auditor's No.: 200705310139
Executed By: Cedar Heights, LLC

Said instrument was modified by instruments recorded under Auditor's File Nos. 200706200116, 201304040067 and 201307110091.

F. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Cedar Heights LLC
And: City of Mount Vernon
Dated: January 18, 2007
Recorded: January 19, 2007
Auditor's No.: 200701190118
Regarding: Agreement to Participate in the Intersection
Improvements for Division Street and Waugh Road

G. 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: Plat of Cedar Heights PUD 1 / Phase 2
Recorded: May 31, 2007
Auditor's No.: 200705310138

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Recorded: May 22, 2006
Auditor's No.: 200605220169
Purpose: Electric transmission and/or distribution line, together with
necessary appurtenances

I. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED AGRICULTURAL AND FARM LANDS BY Skagit COUNTY.

Executed By: Garrett Family, LLC
Recorded: June 6, 2011
Auditor's No.: 201106060075

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.