

**When recorded return to:**

Dana William Orbe and Kelly Michelle Turgeon  
8124 Coyote Springs Lane  
Seco Woolley, WA 98284



201704140150

Skagit County Auditor

\$76.00

4/14/2017 Page

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4 2:49PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030060

**CHICAGO TITLE**

620030060

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard G. Nelles, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Dana William Orbe and Kelly Michelle Turgeon, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 18, BIRDSVIEW ESTATES, according to the plat thereof, recorded June 10, 2010 under Auditor's File No. 201006100097, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P130286 / 4997-000-018-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171545

APR 14 2017

Amount Paid \$ 7819.20

Skagit Co. Treasurer

By: *M. M. M.* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 13, 2017

Richard G. Nelles  
Richard G. Nelles

Linda L. Nelles  
Linda Nelles

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard G. Nelles and Linda Nelles are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Apr. 14, 2017



Brian Price  
Name: Brian Price  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 11/30/2020

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 24, 1925  
Recording No.: 183088  
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 9, 2007  
Recording No.: 200704090170  
Affects: Portion of said premises

3. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: December 10, 2007  
Recording No.: 200712100015

4. Decision/Recommendation on Variance/Preliminary Plat Application VA07-0931/PL96-0065 including the terms, covenants and provisions thereof

Recording Date: April 9, 2008  
Recording No.: 200801090065

5. Statement of Mineral Claims including the terms, covenants and provisions thereof

Recording Date: March 18, 2009  
Recording No.: 200903180041

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Birdsvew Estates:

Recording No: 201006100097

## EXHIBIT "A"

### Exceptions (continued)

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 10, 2010  
Recording No.: 201006100098

8. Operation and Maintenance Manual Stormwater Collection System and Infiltration System including the terms, covenants and provisions thereof

Recording Date: June 10, 2010  
Recording No.: 201006100099

9. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 10, 2010  
Recording No.: 201006100100

10. Protected Critical Area Agreement including the terms, covenants and provisions thereof

Recording Date: June 10, 2010  
Recording No.: 201006100101

11. City, county or local improvement district assessments, if any.