



201705010197

Skagit County Auditor \$75.00  
5/1/2017 Page 1 of 3 3:31PM

When recorded return to:  
Phillip Boyd and Kathryn Boyd  
3941 Harbor Place  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113726

**Statutory Warranty Deed** GUARDIAN NORTHWEST TITLE CO.  
A113726

THE GRANTOR Eddy Ha, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Phillip Boyd and Kathryn Boyd, a married couple~~ Kathryn Boyd and Phillip Boyd, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 55, Seaview Div. #4

Tax Parcel Number(s): P115965, 4734-000-055-0000

Lot 55, "PLAT OF SEAVIEW DIV. NO. 4", according to the plat thereof, recorded in Volume 17 of Plats, pages 72 through 74, inclusive, 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 26 Apr 2017

Eddy Ha  
Eddy Ha

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171839  
MAY 01 2017

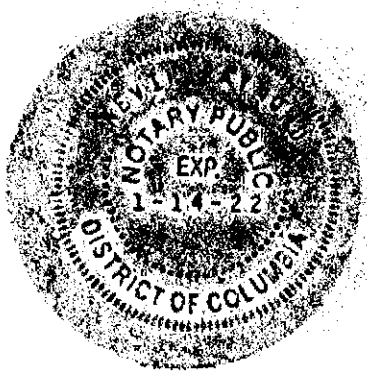
Amount Paid \$ 757.00  
Skagit Co. Treasurer  
By Mh Deputy

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss: Washington D.C.

I certify that I know or have satisfactory evidence that Eddy Ha, 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: 04/26/17

Kevin Raymond  
Printed Name:  
Notary Public in and for the State of Washington D.C.  
Residing at \_\_\_\_\_  
My appointment expires: 01/14/22



KEVIN RAYMOND  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
My Commission Expires January 14, 2022

EXHIBIT 'A'

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: July 28, 1953  
Auditor's No: 491793  
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

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

Executed By: Skagit County Hearing Examiner  
Recorded: November 7, 1997  
Auditor's No: 9711070076

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.

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

Executed By: Skagit County Hearing Examiner  
Recorded: March 9, 1999  
Auditor's No: 9903090082

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.

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:

Plat/Subdivision Name: Plat of Seaview Div. No. 4  
Recorded: June 14, 1999  
Auditor's No: 9906140008

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

Dated: June 11, 1999  
Recorded: June 14, 1999  
Auditor's No: 9906140009  
Executed by: San Juan Fidalgo Holding Company, a Washington corporation

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

Executed By: Skagit County Public Works  
Recorded: June 14, 1999  
Auditor's No: 9906140010

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.

"Regarding Stormwater System Maintenance Plan for Seaview IV"

G. Setback Restriction and Easement, as recorded under Skagit County Auditor's File No. 200010270085. Said instrument purports to satisfy the side yard set back requirements of Skagit County Code. (Affects Lot 50 only).

H. Any tax, fee, assessments or charges as may be levied by Del Mar Community Services.

I. Any tax, fee, assessments or charges as may be levied by Seaview IV Association.