


When recorded return to:  
Linda Manhardt  
3804 Moody Court  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113668

  
201705150124  
Skagit County Auditor  
5/15/2017 Page 1 of 3 1:23PM \$75.00

Statutory Warranty Deed

113668

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard Simonds and April Simonds, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Linda Manhardt, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

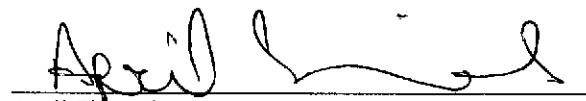
Abbreviated Legal:  
Lot 5, "PLAT OF EDGEMOOR ESTATES"

Tax Parcel Number(s): P107391, 4658-000-005-0004

Lot 5, "PLAT OF EDGEMOOR ESTATES", as per plat recorded in Volume 16 of Plats, pages 62 through 64, 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 5-11-17  
  
Richard Simonds

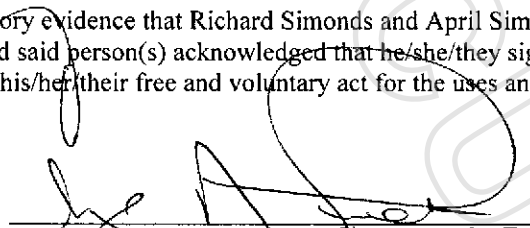
  
April Simonds  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
26172090  
MAY 15 2017

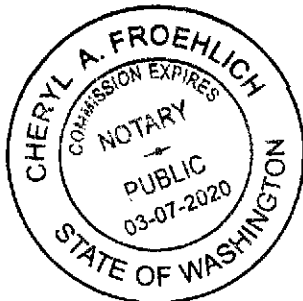
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 6938.10  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that Richard Simonds and April Simonds, 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: 5-11-17

  
Printed Name: Katie Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Secho Way  
My appointment expires: 1/07/2019 3/17/20



*Exhibit A*  
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: September 15, 1993  
Recorded: September 20, 1993  
Auditor's No: 9309200095  
Purpose: Right to construct, operate, maintain, repair,  
replace and enlarge one or more electric  
transmission and/or distribution lines over  
and/or under the right-of-way

Affects:

Right-of-Way No. 1: Being located as constructed or to be constructed on the North 10 feet.

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

Right-of-Way No. 3: Being located as constructed or to be constructed on the 60 foot proposed roadway.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: September 15, 1993  
Recorded: August 26, 1994  
Auditor's No: 9408260093  
Purpose: Right to construct, operate, maintain, repair,  
replace and enlarge one or more electric  
transmission and/or distribution lines over  
and/or under the right-of-way

Location:

Right-of-Way No. 1: Being located as constructed or to be constructed on the North 10 feet.

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

Right-of-Way No. 3: Being located as constructed or to be constructed on the 60 foot proposed roadway.

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:

Plat/Subdivision Name: Edgemoor Estates  
Recorded: July 24, 1995  
Auditor's No: 9507240083

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Recorded: February 22, 1996  
Auditor's No: 9602220056  
Executed by: Seapointe Homes, G.P., a Washington general partnership