

When recorded return to:
Nicholas Looney and Lavell Looney
6658 Thomas Creek Drive
Sedro Woolley, WA 98284

201705300161
Skagit County Auditor
5/30/2017 Page 1 of 6 1:57PM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030819

CHICAGO TITLE
620030819

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandy A. Reece and Barrand L. Reece, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Nicholas Looney and Lavell Looney, a married couple

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

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

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

Lot(s): 3 Glade at Thomas Creek Tax/Map ID(s):

Tax Parcel Number(s): P124894 / 4901-000-003-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172335
MAY 30 2017

Amount Paid \$ 7748.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 22, 2017

Brandy A. Reece
Brandy A. Reece

B. Reece
Barrand L. Reece

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brandy A. Reece and Barrand L. Reece 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:

May 25, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arthington
My appointment expires: 10/27/2018

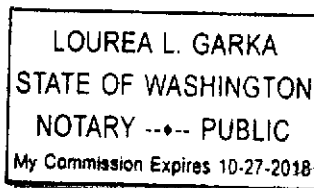


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124894 / 4901-000-003-0000

Parcel A:

Lot 3, "The Glade at Thomas Creek Long Card PL-05-0093", approved August 15, 2006 and recorded August 21, 2006, under Auditor's File No. 200608210099.

Situate in Skagit County, Washington.

Parcel B:

An easement for ingress, egress and utilities as recorded under Auditor's File No. 200311120047 and as delineated on the face of "The Glade at Thomas Creek Long Card PL-05-0093".

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 476723

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Pope & Talbot, Inc., a corporation
Purpose: Road purposes
Recording Date: June 17, 1952
Recording No.: 476723
Affects: North 30 feet and the South 30 feet of plat

We note that after Pope & Talbot sold subject property with the reservation of an easement only, that they then attempted to convey the North 30 feet of subject property to Skagit county for road purposes by document recorded under Auditor's File No. 530869. The Company is unable to determine the affect or the validity of said conveyance.

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 486434
Affects: Portion in easement recorded under Auditor's File No. 200311120047

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

Granted to: James W. Clark
Purpose: Road purposes
Recording Date: February 17, 1953
Recording No.: 486434
Affects: The South 30 feet of plat

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

Granted to: Doyle G. Dills and Virginia C. Dills, his wife
Purpose: Road purposes
Recording Date: March 16, 1979

EXHIBIT "B"

Exceptions (continued)

Recording No.: 7903160013
Affects: The South 30 feet of plat

6. 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 17, 1979
Recording No.: 7904170026
Affects: Portion of the West Half of the Southeast Quarter of the Northwest Quarter

7. Easement and Road Maintenance Agreement and the terms and conditions thereof

Recording Date: November 12, 2003
Recording No.: 200311120047

8. 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 25, 2005
Recording No.: 200504250159
Affects: Portion of said premises

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 The Glade at Thomas Creek Long Card PL-05-0093:

Recording No: 200608210099

10. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210100

11. Shared Well and Water System Agreement for Thomas Creek Water System and the terms and conditions thereof

EXHIBIT "B"

Exceptions (continued)

Recording Date: August 21, 2006
Recording No.: 200608210101

Said agreement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said water system by the common users.

12. 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: August 21, 2006
Recording No.: 200608210102

13. 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: January 23, 2007
Recording No.: 200701230076

14. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210103

15. Shared Well and Water System Agreement for Thomas Creek Water System

Recording Date: August 21, 2006
Recording No.: 200608210101
Regarding: Initial charge of \$2,500 will be charged to the original purchasers of Lots 3, 4, 5, 6, 7 & 8

16. Assessments, if any, levied by Thomas Creek Community Association.
17. Assessments, if any, levied by Thomas Creek Water System.
18. City, county or local improvement district assessments, if any.