



201706080080

Skagit County Auditor \$74.00
6/8/2017 Page 1 of 2 1:52PM

When recorded return to:
Josh Sommer
1106 S. Walnut Street
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 113821

Statutory Warranty Deed

113821

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Harry H. Ferrier, Jr. and Colleen M. Granfors, as joint tenants with right of survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Josh Sommer, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 7, Gilkey's Add to Burlington

Tax Parcel Number(s): P72552, 4085-000-007-0003

Lot 7, "GILKEY'S ADDITION TO BURLINGTON," as per plat recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of 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 6-7-17

Harry H. Ferrier Jr.

Colleen M. Granfors

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172523
JUN 08 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By MAM Deputy

I certify that I know or have satisfactory evidence that Harry H. Ferrier Jr. and Colleen M. Granfors, 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: 6-7-17

Cheryl A. Froehlich

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 3/7/20

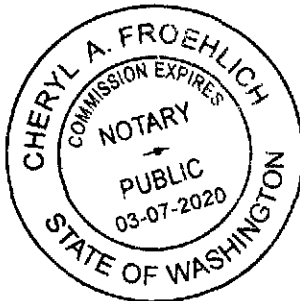


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pole line over said property
In Favor Of: Pacific Telephone & Telegraph Company
Recorded: May 18, 1927
Auditor's No.: 203792, Volume 143 of Deeds, page 308
Affects: Exact location undisclosed on the record

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 20, 1955
Recorded: September 20, 1955
Auditor's No.: 525143
Executed By: Skagit Land Co., a corporation

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Transmission line
In Favor Of: Puget Sound Power & Light Co.
Disclosed By: Volume 155 of Deeds, page 160
Recorded: June 27, 1930
Affects: Portion of said property formerly within the boundaries of Pacific Northwest Traction Co. right-of-way

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: Gilkey's Addition to Burlington
Recorded: January 13, 1955
Auditor's No.: 511757 (Volume 7 of Plats, page 29)