



201706230161

Skagit County Auditor

\$75.00

6/23/2017 Page

1 of

3 3:38PM

When recorded return to:
 Trisha R. Rook
 8951 Garden Terrace Lane
 Sedro Woolley, WA 98284

Recorded at the request of:
 Guardian Northwest Title
 File Number: 113729

Statutory Warranty Deed

113729

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark White and Cindi White, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Trisha R. Rook, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 4, Garden Terrace

Tax Parcel Number(s): P105661, 4623-000-004-0003

Lot 4, "PLAT OF GARDEN TERRACE", as per plat recorded in Volume 15 of Plats, pages 153 through 154, 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

6-22-17

Mark White

Mark White

Cindi White

Cindi White

STATE OF Washington

COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Mark White and Cindi White, 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:

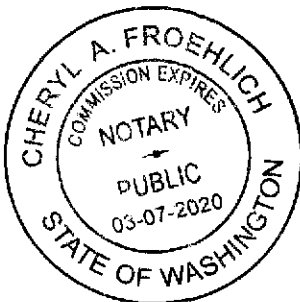
6-22-17

Printed Name: Katie Hickok

Notary Public in and for the State of

Residing at

My appointment expires: 1/07/2019

Cheryl A. Froehlich
Washington

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20172791
JUN 23 2017

Amount Paid \$ 4045.60

By Skagit Co. Treasurer

Deputy

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

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

Recorded: April 19, 1988
Auditor's No: 8804190011
Executed by: Gary P. Young and Helen Young

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Ray Wickert
Dated: August 9, 1993
Recorded: August 9, 1993
Auditor's No: 9308090073
Regarding: Alternative Sewage System Installation

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 16, 1993
Recorded: September 20, 1993
Auditor's No: 9309200097
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

Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 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 street and road rights-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: Garden Terrace
Recorded: February 7, 1994
Auditor's No: 9402070114

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: James R. Mumford II and Debora R. Mumford, husband and wife, and C. Ray Wickert and Connie L. Wickert, husband and wife
Dated: January 8, 2004
Recorded: January 8, 2004
Auditor's No: 200401080037
Purpose: Easement for ingress, egress and utilities

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: James & Darlene Regnier
Recorded: April 24, 2007
Auditor's No. 200704240128
Purpose: Setback easement
Area Affected: As disclosed in instrument