

When recorded return to:
Crystal K. Allison and Bradley Allison
22968 Methow Court
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 113589



Skagit County Auditor \$76.00
6/30/2017 Page 1 of 4 2:17PM

Statutory Warranty Deed

THE GRANTOR Geoff DeVries, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Crystal K. Allison and Bradley Allison, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 13, Creekside Meadows

Tax Parcel Number(s): **P130055, 4991-000-013-0000**

Lot 13, "PLAT OF CREEKSIDE MEADOWS" according to the plat thereof recorded February 9, 2010, under Auditor's File No. 201002090002, 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 6-28-17

Geoff DeVries

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172958
JUN 30 2017

Amount Paid \$ 8282.00
By
Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Geoff DeVries, 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: 6-28-17

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019

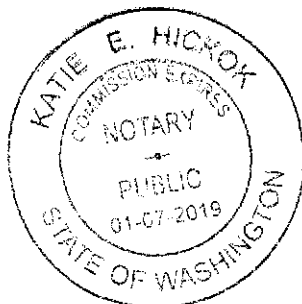


Exhibit A

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Nookachamps Creek

B. Agreement dated May 14, 1917, relative to dedication of property as public highway, which agreement was recorded May 24, 1917 in Volume 106 of Deeds, page 615, as Auditor's File No. 119184, records of Skagit County, Washington.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Harold Gribble, et ux, et al
Dated: March 10, 1956
Recorded: October 18, 1956
Auditor's No.: 543046
Purpose: To enter upon and clear out obstructions in the bed, and lower the bed of Nookachamps Creek
Area Affected: Portion of subject property

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 89-79
Recorded: December 19, 1979
Auditor's No.: 7912190032

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: June 16, 1987
Auditor's No.: 8706160048
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: A portion of Parcels "A" and "B"

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

Executed By: Skagit County Hearing Examiner
Recorded: April 9, 2008
Auditor's No.: 200804090064
Regarding: Preliminary Plat

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.

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy
Dated: August 7, 2008
Recorded: August 18, 2008
Auditor's No.: 200808180094
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: As provided for therein

H. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY
MAKES NO DETERMINATION AS TO ITS AFFECTS

Recorded: February 9, 2010
Auditor's No.: 201002090003

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

Recorded: February 9, 2010
Auditor's No.: 201002090005
Executed By: Windward Real Estate Services, Inc.

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

Recorded: February 9, 2010
Auditor's No.: 201002090004
Regarding: Protected Critical Area Easement

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

K. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
SURVEY:

Name: Play of Creekside Meadows
Recorded: February 9, 2010
Auditor's No.: 201002090002