

When recorded return to:
Oswald J. Norris
3102 Dakota Drive
Mount Vernon, WA 98274



Skagit County Auditor
7/5/2017 Page 1 of 5 \$77.00
5 3:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031168

CHICAGO TITLE
620031168

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda J. Harris, Personal Representative of the Estate of Steven E. Barbour, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Oswald J. Norris, an unmarried man and Susan G. Krienen, an unmarried woman

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

Lot 20, "Plat of Eastgate South", as per plat recorded January 6, 2006, under Auditor's File No. 200601060119, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123926 / 4881-000-020-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173033
JUL 05 2017

Amount Paid \$ 5763.³⁰
Skagit Co. Treasurer
By *W. M. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 30, 2017

Linda J. Harris, Personal Representative of the Estate of Steven E. Barbour

BY: Linda J. Harris
Linda J. Harris
Personal Representative

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Linda J. Harris is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Linda J. Harris, Personal Representative of the Estate of Steven E. Barbour to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 5, 2017

Jana K. Quinn
Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

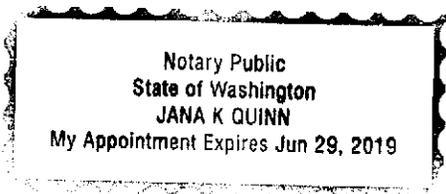


EXHIBIT "A"
Exceptions

1. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: April 17, 1902
Auditor's No.: 39602, Volume 44 of Deeds, page 499
As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

We have made no determination as to the current ownership of said reservation.

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

Short Plat No.: 8-80
Recorded: May 30, 1980
Auditor's No.: 8005300027

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

Recorded: May 10, 1991
Auditor's No.: 9105100035

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: November 17, 2005
Recorded: December 5, 2005
Auditor's No.: 200512050116
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Easement No. 1:

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open 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.

5. 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,

EXHIBIT "A"

Exceptions
(continued)

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 **EASTGATE SOUTH:**

Recording No. 200601060119

6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.

