



201707100089

Skagit County Auditor
7/10/2017 Page

\$75.00
1 of 3 10:30AM

When recorded return to:
Christopher L. Smith
1274 Kendra Lane
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 114071

Statutory Warranty Deed

114071
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jane M. Hegwood, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher L. Smith, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 29, Country Aire Phase 2

Tax Parcel Number(s): P104146, 4615-000-029-0008

Lot 29, "PLAT OF COUNTRY AIRE, PHASE 2", as per plat recorded in Volume 15 of Plats, pages 119 and 120, in the 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 7-6-17

Jane M. Hegwood
Jane Hegwood

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173115
JUL 10 2017

Amount Paid \$ 4611.64
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jane Hegwood, 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: 7-6-17

[Signature]
Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at 916-A Sedco Way
My appointment expires: 1/07/2019 7-6-17

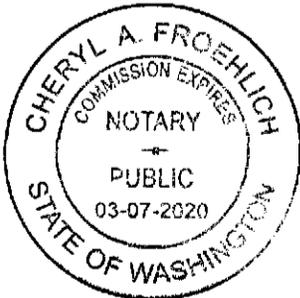


Exhibit A

EXCEPTIONS:

A. Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 26, 1992
Recorded: October 29, 1992
Auditor's No: 9210290099
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

Location:

Easement No. 1: All street and road rights of way 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 10 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.

C. 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:

Name: Country Aire Phase 2
Recorded: November 10, 1993
Auditor's No.: 9311100033

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

Dated: June 11, 1993
Recorded: June 11, 1993
Auditor's No: 9306110140
Executed by: Kendall D. Gentry and Nancy F. Gentry, husband and wife; and Washington Federal Savings and Loan

Amendment thereto recorded under Auditor's File No. 9309150090.

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

Dated:	November 18, 1993
Recorded:	November 19, 1993
Auditor's No:	9311190140
Executed by:	Kendall D. and Nancy F. Gentry
Affects:	Lots 12 - 22, 25-32 and 66-74