



201707120032

When recorded return to:
Colby D. McCoy and Lysandra K. Maldonado
317 South 10th Street
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
7/12/2017 Page 1 of 2 10:38AM

Recorded at the request of:
Guardian Northwest Title
File Number: 113948

Statutory Warranty Deed

113948

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Peter B. Rogge, single at all times of ownership, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Colby D. McCoy and Lysandra K. Maldonado, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35 North, Range 7 East; Ptn. Gov't Lot 1 (aka Lot 2 SP 90-78)

Tax Parcel Number(s): P42838, 350717-0-004-0108

Tract 2, Short Plat 90-78 located in Section 17, Township 35 North, Range 7 East, W.M., approved October 19, 1978 and recorded in Volume 3 of Short Plats, page 29, Auditor's File No. 889728; 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 7-11-17

Peter B. Rogge
Peter B. Rogge

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173158
JUL 12 2017

Amount Paid \$ 2052.00
Skagit Co. Treasurer
By Mum Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Peter B. Rogge, 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: 7-11-17

Katie Hickok

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

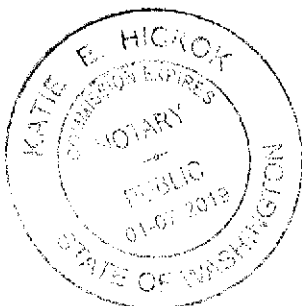


Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: November 4, 1964
Auditor's No.: 658002
Purpose: Electric line

B. 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: Short Plat No. 90-78
Recorded: October 19, 1978
Auditor's No.: 889728

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: Revised Short Plat 90-78
Recorded: February 14, 1980
Auditor's No.: 8002140029

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:

Name: Survey For Phil Mitchell
Recorded: October 29, 1993
Auditor's No.: 9310290155

E. 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: Short Plat No. 93-017
Recorded: June 28, 1993
Auditor's No.: 9306280157