

When recorded return to:
Nicholas A. Gubitosi
32259 S. Lyman Ferry Road
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 114046



201707250047

Skagit County Auditor

\$76.00

7/25/2017 Page

1 of

2 1:32PM

Statutory Warranty Deed

114046
GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Nicholas Gubitosi and Leticia A. Gubitosi, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas A. Gubitosi, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 21, Township 35 North, Range 6 East, SW SW (aka Tract D SP 12-79)

Tax Parcel Number(s): P41807 350621-3-002-0406

Tract "D" of Skagit County Short Plat No. 12-79, approved February 23, 1979 and recorded February 27, 1979, in Volume 3 of Short Plats, page 80, under Auditor's File No. 7902270056, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 6 East, W.M.

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 7-21-17

Nicholas Gubitosi

Leticia Alvarez-Gubitosi

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3391

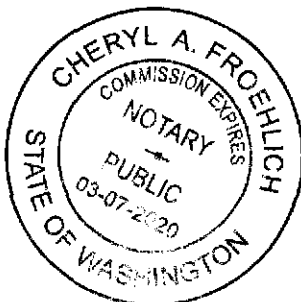
JUL 25 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2942.00
Skagit Co. Treasurer
By HB Deputy

I certify that I know or have satisfactory evidence that Nicholas Gubitosi and Leticia Alvarez-Gubitosi, 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: 7-21-17



Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 03/07/2020

Exhibit A
SCHEDULE "B-1"

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: Day Creek

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: May 10, 1956
Auditor's No.: 535915
Purpose: Right-of-way
Area Affected: A 20 foot strip of land, the exact location of which is undisclosed

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 10, 1958
Recorded: May 10, 1958
Auditor's No.: 562631, in Volume 293 of Deeds, page 59
Purpose: Right to enter said premises to operate, maintain, 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.

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:

Names: Short Plat No. 12-79
Recorded: February 27, 1979
Auditor's No.: 7902270056

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: March 26, 1990
Recorded: April 6, 1990
Auditor's No.: 9004060009
Purpose: Right to enter said premises to operate, maintain, 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.