



201707270054

When recorded return to:  
 Seattle City Light  
 Real Estate Services  
 700 5<sup>th</sup> Ave Ste 3200 PO Box 34023  
 Seattle, WA 98124-4023

Skagit County Auditor \$76.00  
 7/27/2017 Page 1 of 3 1:46PM

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: 113612

# Statutory Warranty Deed

113612  
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Eric Smith, an unmarried man, at all times of ownership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The City of Seattle, a municipal corporation of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
 Lot 18, Carefree Acres 1

Tax Parcel Number(s): P63499, 3870-000-018-0001

Lot 18, "CAREFREE ACRES SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, page 62, 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 7/27/2017

Eric Smith

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

2017 3452  
 JUL 27 2017

Amount Paid \$ 85.10  
 Skagit Co. Treasurer  
 By ham Deputy

STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eric Smith, 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: 07/27/2017

Barbara Ann Granger  
 Printed Name: Barbara Ann Granger  
 Notary Public in and for the State of Washington  
 Residing at Sedro Woolley, WA  
 My appointment expires: 09/25/2021



Exhibit A

EXCEPTIONS:

A. 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: Carefree Acres Subdivision No. 1  
Recorded: December 30, 1963  
Auditor's No.: 644847

B. EASEMENT DISCLOSED BY INSTRUMENT(S) AND PROVISIONS CONTAINED THEREIN:

In Favor Of: Not disclosed  
For: Utilities  
Affects: 5 foot strip along adjoining roadway  
Disclosed By: Various instruments/matters of record

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

Dated: August 5, 1992  
Recorded: August 18, 1992  
Auditor's No.: 9208180055  
Executed By: Bestland Associates

Said instrument is a rerecording of instrument recorded under Auditor's File No. 9208120081.

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

Auditor's File No.: 8407250023  
Document Title: Variance  
Regarding: Substandard lots

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.

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

Recorded: July 7, 1999  
Auditor's No.: 9907070037  
Regarding: "Right to Farm" Disclosure Statement

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.