



201708010018

Skagit County Auditor \$75.00
8/1/2017 Page 1 of 2 10:30AM

When recorded return to:
JM Property Management, LLC
2303 E Meadow Boulevard
Moant Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173561

AUG 01 2017

Recorded at the request of:
Guardian Northwest Title
File Number: 114274

Amount Paid \$ 1518.00

Skagit Co. Treasurer

By *MAM* Deputy

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Adam Braddock and Josephine L. Decker, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JM Property Management, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Lots 6-10, Block 55, 1st Add'n. to Sedro (aka Tract 3, Survey Auditor's File No. 200811240103)

Tax Parcel Number(s): P113969, 4150-055-010-0000

Lots 6 through 10, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", filed in Volume 3 of Plats, page 29, records of Skagit County, Washington;

TOGETHER WITH all of the vacated alley that lies Southerly of, adjacent to and contiguous with the above described property;

EXCEPT the West 14.5 feet and the East 7 feet of all of the above.

(Also known as Tract 3 of Survey recorded under Auditor's File No. 200811240103.)

TOGETHER WITH Reciprocal Easement recorded November 24, 2008 under Auditor's File No. 200811240102.

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 7-24-17

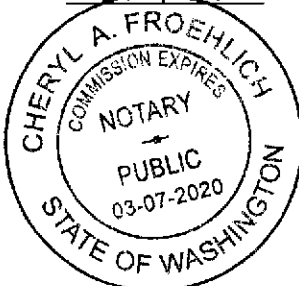
Adam Braddock
Adam Braddock

Josephine L. Decker
Josephine L. Decker

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Adam Braddock and Josephine L. Decker, 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: 7-24-17



Cheryl A. Froehlich
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 3/7/20

EXHIBIT "A"

EXCEPTIONS:

A. Reservation contained in Ordinance No. 543 of the City of Sedro-Woolley, (vacating portions of Metcalf and Fidalgo Streets,) of an easement and right to exercise and grant easements in respect to the vacated portion of said streets for the construction, repair, maintenance and use of public utilities and services. (Affects the East 10 feet of Lots 4 and 17 and the West 30 feet of Lots 5 and 16, which prior to vacation were a portion of Metcalf Street as well as that portion lying within vacated Fidalgo Street). (Affects easement portion)

B. Reservation contained in Ordinance No. 537 of the City of Sedro-Woolley, (vacating the alley running East and West through Block 55) of the right to exercise and grant easements in respect to the vacated alley for the construction, repair, maintenance and use of public utilities or services.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded: February 20, 1987
Auditor's No.: 8702200054
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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
Recorded: September 9, 1988
Auditor's No.: 8809090029

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: Survey
Recorded: November 24, 2008
Auditor's No.: 200811240103

F. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: November 14, 2008
Recorded: November 24, 2008
Auditor's No.: 200811240103
Affects: Subject property and adjacent properties