

When recorded return to:
Blake Evan Morrison
1731 E Maple St #257
Bellingham, WA 98229



Skagit County Auditor
8/15/2017 Page 1 of 4 11:39AM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031709

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 15 193
AUG 15 2017

Amount Paid \$ 4205.00
Skagit Co. Treasurer
By [Signature] Deputy

CHICAGO TITLE
620031709

STATUTORY WARRANTY DEED

THE GRANTOR(S) Noah A. Beddome and Jessica F. Beddome, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Blake Evan Morrison, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The East Half of the following described property:

Lots 4 and 5, Block 138, FIRST ADDITION TO BURLINGTON, according to the plat thereof
recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

EXCEPT the West 166 feet thereof.

Situated in Skagit County, Washington.

PARCEL B:

An easement for road purposes, over and across the North 16.5 feet of Lot 4, Block 138, FIRST
ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page
11, records of Skagit County, Washington.

EXCEPT any portion lying within the above described Parcel A.

Situated in Skagit County, Washington.

P72392

STATUTORY WARRANTY DEED
(continued)

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P72392 / 4077-138-004-0004,


Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 8, 2017



Noah A. Beddome



Jessica F. Beddome

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Noah A. Beddome and Jessica F. Beddome are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 14, 2017



Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish co

My appointment expires: 9-01-2018

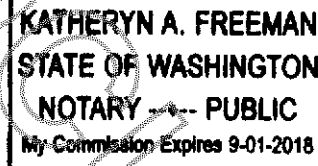


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 20, 1928
Recording No.: 216607
Affects: The South side of a 16 foot strip on the North side of Lot 4
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: A pipe or pipes, line or lines for the transportation of water
Recording Date: July 23, 1965
Recording No.: 669362
Affects: The North 16.5 feet of Lot 4
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Thaddeaus Bert Williamson and Susan J. Williamson, husband and wife
Purpose: Road purposes
Recording Date: October 16, 1967
Recording No.: 705686
Affects: The North 16.5 feet of Lot 4
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Delmer E. Cummings and Sarah L. Cummings, husband and wife
Purpose: Water pipeline, underground power lines and telephone lines and other utility lines
Recording Date: March 31, 1977
Recording No.: 853682
Affects: The North 16.5 feet of Lot 4
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: N. T. Presnell and Dora M. Presnell, husband and wife
Purpose: Right of way and easement for ingress, egress, and for water pipeline, underground power lines and telephone lines and other utility lines
Recording Date: April 20, 1977
Recording No.: 854942

EXHIBIT "A"

Exceptions
(continued)

Affects: The North 16.5 feet of Lot 4

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: June Rosella Rhoads and Conrad A. Rhoades, wife and husband
Purpose: Road
Recording Date: April 9, 1984
Recording No.: 8404090068
Affects: The North 16.5 feet of Lot 4

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Terry Allen and Theresa M. Allen, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: November 22, 1991
Recording No.: 9111220105
Affects: The North 20 feet of Lot 4

8. Declaration of Road Maintenance Agreement and the terms and conditions thereof

Recording Date: November 22, 1991
Recording No.: 9111220109

9. Reservations contained in deed

Recording Date: January 3, 1995
Recording No.: 9501030094
As follows:

"the above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

10. Road Maintenance Agreement

Recording Date: July 26, 2012
Recording No.: 201207260114

11. City, county or local improvement district assessments, if any.