

When recorded return to:  
Nathan P. Lorson and Heather A. Lorson  
815 Thurmond Avenue  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114666



201709220123

Skagit County Auditor  
9/22/2017 Page

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2 3:53PM

\$75.00

### Statutory Warranty Deed

114666  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Victor M. Perez and Grace M. Perez, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Nathan P. Lorson and Heather A. Lorson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 10, Brickyard Meadows Div. 2

Tax Parcel Number(s): P122408, 4849-000-010-0000

Lot 10, PLAT OF BRICKYARD MEADOWS DIV. II, according to the plat thereof, recorded December 28, 2004, under Auditor's File No. 200412280123, 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 9/21/17

Grace M. Perez

Victor M. Perez

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174497  
SEP 22 2017

Amount Paid \$ 14624.10  
By Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Grace M. Perez and Victor M. Perez, 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: 9/21/17

Printed Name: Kelly B. Rogers  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 1/07/2019



Exhibit A  
SCHEDULE "B-1"

**EXCEPTIONS:**

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: September 26, 2001  
Recorded: October 9, 2001  
Auditor's No.: 200110090060  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."  
Area Affected:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: All areas located within a 10(ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surface shall be located within a 5(five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

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

Dated: July 12, 2002  
Recorded: July 15, 2002  
Auditor's No.: 200207150173  
Executed By: Vine Street Investors, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: December 13, 2004  
Recorded: December 28, 2004  
Auditor's No.: 200412280122

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:

Plat/Subdivision Name: Brickyard Meadows – Div. II  
Recorded: December 28, 2004  
Auditor's No.: 200412280123