



Skagit County Auditor
10/20/2017 Page 1 of 3 2:12PM \$76.00

When recorded return to:
Rachelle D Salazar
1301 N. 14th Place
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 114777

Statutory Warranty Deed

114777
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Patricia A. Hayes, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rachelle D Salazar, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 7, Kulshan Ridge PUD

Tax Parcel Number(s): P120887, 4824-000-007-0000

Lot 7, "KULSHAN RIDGE P.U.D.", recorded October 9, 2003 under Auditor's File No. 200310090064, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 10/17/17

Patricia A Hayes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174965
OCT 20 2017
Amount Paid \$4811.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patricia A Hayes, 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: 10-17-17

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 1/07/2019 3/7/20

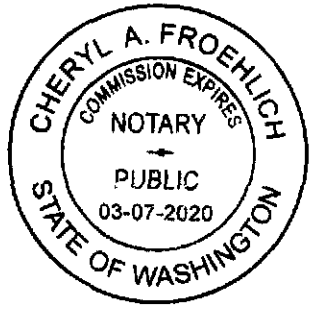


Exhibit A

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Charles T. Swett and Beryl Swett, husband and wife
Recorded: March 1, 1946
Auditor's No: 388909
As Follows:

(a) Reserving, however, unto the grantors herein their heirs or assigns, the right to use the easement, herein granted, jointly with said grantees.

(b) The grantors herein limit their warranty to the above described premises, excepting however from such warranty the South 208 feet of that portion contained in the easement grant.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
Dated: September 20, 1962
Recorded: September 20, 1962
Auditor's No: 626799
Purpose: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)
Area Affected: South 10 feet of the East 210 feet

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington
Dated: March 1, 1996
Recorded: March 4, 1996
Auditor's No: 9603040076
Purpose: "...City to construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto..."
Area Affected: Portion of subject property

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 13, 2003
Recorded: January 21, 2003
Auditor's No: 200301210215
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Portion of subject property

"Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed . (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, tracts, green belt areas and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-way."

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: Kulshan Ridge P.L.L.C.
Recorded: October 9, 2003
Auditor's No: 200310090064

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

Dated: September 15, 2003
Recorded: October 9, 2003
Auditor's No: 200310090065
Executed by: Martin Loberg

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 31, 2003 and December 8, 2003
Auditor's Nos: 200310310181 and 200312080151

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 17, 2006
Auditor's No.: 200601170153

G. Any tax, fee, assessments or charges as may be levied by Kulshan Ridge Homeowner's Association.