



201710200092

Skagit County Auditor \$75.00
10/20/2017 Page 1 of 2 2:14PM

When recorded return to:
Hannah Estelle Hop
19767 John Nelson Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 114830

Statutory Warranty Deed

114830
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Stephanie A. Ware, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Hannah E Hop, a single woman** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Section 4, Township 34 North, Range 3 East; Ptn. NE – SE (aka Tr. 1, Short Plat No. 18-76)

Tax Parcel Number(s): **P16560, 330408-4-005-0006**

Tract 1, SKAGIT COUNTY SHORT PLAT NO. 18-76, recorded in Volume 1 of Short Plats, page 181, under Auditor's File No. 843763, records of Skagit County, Washington; and being a portion of the West Half of the West Half of the Northeast Quarter of Southeast Quarter, Section 4, Township 34 North, Range 3 East of the Willamette Meridian.

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 10-19-17

Stephanie Ware

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174966
OCT 20 2017

Amount Paid \$ 5683.20
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stephanie Ware, 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: 10-20-17

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019



Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: March 31, 1926
Auditor's No. 193056
Purpose: Underground electric system, together with necessary appurtenances
Area Affected: Said premises and other property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: March 31, 1926
Auditor's No. 193060
Purpose: Underground electric system, together with necessary appurtenances
Area Affected: Said premises and other property

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:

Name: Short Plat No. 18-76
Recorded: October 4, 1976
Auditor's No.: 843763

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

Recorded: August 30, 2016
Auditor's No.: 201608300155
Regarding: Title Notification - Special Flood Hazard Area

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.