

When recorded return to:  
Lon D Kanode and Anne L Huffington  
331 Olinda Ave  
La Habra, CA 90631

201710270159  
Skagit County Auditor  
10/27/2017 Page 1 of 3 \$76.00  
4:06PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620032472**

Escrow No.: 620032472

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael T. Blair and Kelly A. Joy, 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 Lon D Kanode and Anne L Huffington, husband and wife

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

Lot 13, "PLAT OF EASTGATE SOUTH, according to the plat thereof, recorded January 6, 2006,  
under Auditor's File No. 200601060119, records of Skagit County, Washington.

Situate in Skagit County, Washington

Tax Parcel Number(s): P123919 / 4881-000-013-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175086  
OCT 27 2017

Amount Paid \$ 5487.40  
Skagit Co. Treasurer  
By *BI* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: October 23, 2017

Michael T Blair  
Michael T. Blair

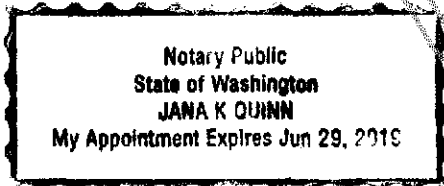
Kelly A Joy  
Kelly A. Joy

State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that Michael T. Blair and Kelly A. Joy  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: October 25, 2017

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: October 2019



**EXHIBIT "A"**  
Exceptions

1. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recorded: April 17, 1902  
Auditor's No.: 39602, Volume 44 of Deeds, page 499  
As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

We have made no determination as to the current ownership of said reservation.

2. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT.

Short Plat No.: 8-80  
Recorded: May 30, 1980  
Auditor's No.: 8005300027

3. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: May 10, 1991  
Auditor's No.: 9105100035

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: November 17, 2005  
Recorded: December 5, 2005  
Auditor's No.: 200512050116  
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, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **EASTGATE SOUTH:**

Recording No: 200601060119

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

7. Assessments, if any, levied by City of Mount Vernon.