



201710300189

When recorded return to:
Lester Walters

603 Shiloh Lane
Sedro Woolley WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 114831

Skagit County Auditor
10/30/2017 Page

1 of

\$76.00

3 3:39PM

Statutory Warranty Deed

114831

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael L. Dyer and Linda S. Dyer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lester Walters, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

★ F.

Abbreviated Legal:

Lot 18, Elk Run Estates

Tax Parcel Number(s): P105070, 4619-000-018-0007

Lot 18, "ELK RUN ESTATES", as per plat recorded in Volume 15 of Plats, page 173, records of Skagit County, Washington; being an Amendment of the Plat of "MAX SUTTON'S ESTATES", as per plat recorded in Volume 15 of Plats, pages 161 and 162, which is an Amendment of Plat recorded in Volume 15 of Plats, pages 127 and 128, 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 10/27/17

Michael Dyer
Michael Dyer

Linda Dyer
Linda Dyer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175101
OCT 30 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5612.⁰⁰
Skagit Co. Treasurer
By Karen Deputy

I certify that I know or have satisfactory evidence that Michael Dyer and Linda Dyer, 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: 10/27/17

Charlotte Douglas
Printed Name Katie Hickok
Notary Public in and for the State of Washington
Residing at Lynnwood
My appointment expires: 1/07/2019 15-20-18

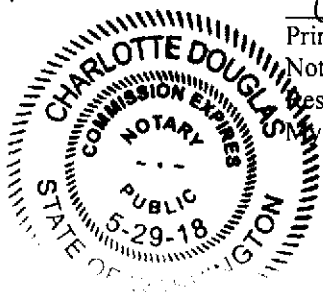


Exhibit A

EXCEPTIONS:

A. COVENANTS AGAINST BLASTING WITHOUT NOTICE WITHIN 300 FEET OF TRANSMISSION LINE AND CONDITIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: September 19, 1930
Auditor's No.: 237288

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

Dated: September 6, 1991
Recorded: September 17, 1991
Auditor's No.: 9109170014
Executed by: Max W. Sutton and Alice R. Sutton

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 27, 1992
Recorded: February 5, 1992
Auditor's No.: 9202050076
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

All streets as constructed or to be constructed within said premises. (This clause to become null and void when said streets are dedicated to the public.) The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved "Sutton Plat".

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

Dated: May 5, 1994
Recorded: May 23, 1994
Auditor's No.: 9405230140
Executed By: Coach Corral Incorporation and Max W. Sutton and Alice R. Sutton

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:

Plat/Subdivision Name:

Elk Run Estates and Amendment of the Plat of Max Sutton Estates

Recorded:

May 20, 1994 and March 11, 1994

Auditor's No:

9405200050 and 9403110077