

**When recorded return to:**

Gary L McDaniel and Sharon R McDaniel  
501 Debbie Drive  
Sedro Woolley, WA 98284



201712010045

Skagit County Auditor

\$77.00

12/1/2017 Page

1 of

4 11:32AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032826

**CHICAGO TITLE**

**620032826**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Manjit Singh and Baljinder Kaur, 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 Gary L McDaniel and Sharon R McDaniel, a married couple

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

Lot 7 Eden's Acres Plat No. LP-06-08, approved January 13, 2011 and recorded January 18, 2011 under Auditor's File No. 201101180064, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P130517 / 4999-000-000-0007

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20175591

**DEC 01 2017**

Amount Paid \$ 5077.11

Skagit Co. Treasurer

By

BI

Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 28, 2017

Manjit Singh  
Manjit Singh

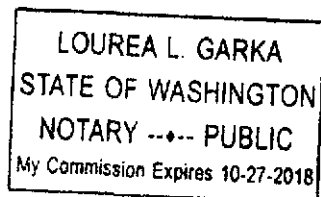
Baljinder Kaur  
Baljinder Kaur

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Manjit Singh Baljinder Kaur  
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: November 30, 2017

Loirea L Garka  
Name: Loirea L Garka  
Notary Public in and for the State of WA  
Residing at: Arden  
My appointment expires: 10/27/2018



**EXHIBIT "A"**  
Exceptions

1. Easement and Maintenance Agreement, including the terms and conditions thereof, disclosed by instrument,  
Recorded: December 29, 1995  
Auditor's No.: 9512290098, records of Skagit County, Washington  
In favor of: Owners of Lots in said Short Plat  
For: Ingress, egress and utilities

2. Agreement, Waiver of Protest and Special Power of Attorney including the terms, covenants and provisions thereof

Recording Date: December 29, 1995  
Recording No.: 9512290099

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-09-95:

Recording No: 9512290100

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: February 23, 2009  
Recording No.: 200902230144

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 EDEN'S ACRES PLAT NO. LP-06-08:

Recording No: 201101180064

6. Covenants, conditions and restrictions 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, source of income,

## EXHIBIT "A"

### Exceptions (continued)

gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 18, 2011  
Recording No.: 201101180065

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Sedro-Woolley.
9. Assessments, if any, levied by Eden's Acres Homeowners Association.