

Skagit County Auditor
12/6/2017 Page 1 of 3 10:14AM \$76.00

When recorded return to:
Martin A. Dunn and Amber D. Dunn
23738 Carson Place
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 114640

Statutory Warranty Deed

114640

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Bruce M. Salazar and Julie A. Salazar, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Martin A. Dunn and Amber D. Dunn, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 6, Lakeside Estates

Tax Parcel Number(s): P96074, 4556-000-000-0000

Lot 6, "LAKESIDE ESTATES", according to the plat thereof recorded in Volume 14 of Plats, pages 178 and 179, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress to Lake McMurray across the following described property:

The South 300 feet of that portion of Tract 4 of Short Plat No. 38-87, approved August 16, 1988, and as recorded August 18, 1988, in Book 8 of Short Plats, pages 58 and 59, under Auditor's File No. 8808180023; being a portion of Government Lot 3, Section 25, Township 33 North, Range 4 East, W.M., lying Easterly of Highway 9.

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 12/01/2017

Bruce M. Salazar
Bruce M. Salazar

Julie A. Salazar
Julie A. Salazar

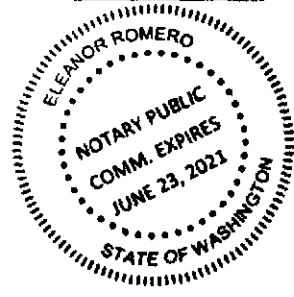
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175664
DEC 06 2017

Amount Paid \$14,253.⁹⁰
Skagit Co. Treasurer
By Nim Deputy

STATE OF Washington
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Bruce M. Salazar and Julie A. Salazar, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/01/2017



Eleanor Romero
Printed Name: Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 6/23/2021

EXHIBIT "A"

A. 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: Lakeside Estates
Recorded: May 8, 1991
Auditor's No.: 9105080059

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: July 15, 1925
Recorded: July 31, 1925
Auditor's No.: 186159, Volume 137 of Deeds, Page 315
Purpose: Right-of-way
Area Affected: A portion of Government Lot 3 along the West side of county road, the exact location of which is undisclosed

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

Dated: May 24, 1991
Recorded: May 24, 1991
Auditor's No.: 9105240066

Said document is a supplement to covenants recorded under Auditor's File Nos. 8809160022 and 8908240023.

D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: April 5, 1991
Recorded: June 5, 1991
Auditor's No.: 9106050082

Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location: Exterior 10 feet, parallel with and adjoining street frontage of all lots and tracts on the final approved plat to Lakeside Estates

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County

And: Bruce and Julie Salazar

Dated: April 3, 2001

Recorded: April 4, 2001

Auditor's No.: 200104040087

Regarding: Low flow mitigation summary

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Burce and Julie Salazar

And: Willabelle Estates Homeowner's Association

Dated: June 17, 2005

Recorded: December 28, 2005

Auditor's No. 200512280235

Regarding: Agree to be bound by Willabelle Estates Covenants