

When recorded return to:
Julie Baun
2315 Earl Court
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 115010



201712290114

Skagit County Auditor \$76.00
12/29/2017 Page 1 of 3 3:41PM

Statutory Warranty Deed

115010
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Dorothy M. Shewmaker and Bruce Karl Shewmaker, as their interests appear of record for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Julie Baun, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 32, Jasmine Place

Tax Parcel Number(s): P118990, 4791-000-032-0000

Lot 32, "JASMINE PLACE", as per plat recorded February 28, 2002 under Skagit County Auditor's File No. 200202280026, records of Skagit County, 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 12-29-2017

Bruce Karl Shewmaker

Dorothy M Shewmaker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20176042
DEC 29 2017

Amount Paid \$ 5,149.20
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bruce Karl Shewmaker and Dorothy M Shewmaker, 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: 12/29/2017

Printed Name: ~~Katie Hickok~~ Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 1/07/2019 6/23/2021



Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: March 5, 1991
Auditor's No: 9103050066
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: August 24, 2001
Auditor's No: 200108240008
Purpose: A public sidewalk, together with the right to construct, maintain and replace said sidewalk, together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: September 6, 2001
Auditor's No: 200109060034
For:

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 roads 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.

Easement No. 3: All areas located within a 10-foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5-foot perimeter of all of Grantee's ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

D. RESERVATIONS CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, his wife

Recorded: August 17, 1900
Auditor's No: 34055
As Follows: All coal and other minerals are reserved and excepted
from this conveyance

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE
FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Jasmine Place
Recorded: February 28, 2002
Auditor's No: 200202280026

<<OPTIONAL>>

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

Dated: December 12, 2001
Recorded: December 24, 2001
Auditor's No: 200112240134
Executed by: Northern Reign Development Company, L.L.C.

(Affects Lots 17 - 21, "PLAT OF JASMINE PLACE" only)

<<OPTIONAL>>

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

Recorded: February 28, 2002
Auditor's No: 200202280025
Executed by: Northern Reign Development

(Affects Lots 15 - 16, "PLAT OF JASMINE PLACE" only)