



Skagit County Auditor 2/21/2018 Page 1 of 4 1:32PM \$77.00

When recorded return to: Randy Harris and Joan Harris 12725 Eagle Drive Burlington, WA 98233

Recorded at the request of: Guardian Northwest Title File Number: 115437

Statutory Warranty Deed

115437

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kathryn M. Mowat, as her separate estate and as the Executor of the Estate of Donald W. Mowat, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Randy Harris and Joan Harris, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 23, Block 2, Country Club Add. No. 6

Tax Parcel Number(s): P79524, 4339-002-023-0003

Lot 23, Block 2, "COUNTRY CLUB ADDITION NO. 6", as per plat recorded in Volume 11 of Plats, pages 42 and 43, records of Skagit County. 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 February 12, 2018

Kathryn Kayler Mowat Kathryn Kayler Mowat, personally and as Executor of the Estate of Donald W. Mowat

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2078065 FEB 21 2018

Amount Paid \$6,591.00 Skagit Co. Treasurer By M.M. Deputy

STATE OF _____ } COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Kathryn Kayler Mowat, 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: _____

* PLEASE SEE ATTACHED * CALIFORNIA NOTARY CERTIFICATE

Printed Name: _____ Notary Public in and for the State of _____ Residing at _____ My appointment expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On February 12th, 2018 before me, Katelyn O'Donnell, Notary Public
(insert name and title of the officer)

personally appeared Kathryn K. Mowat
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Katelyn O'Donnell (Seal)



UNOFFICIAL DOCUMENT

Exhibit A

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system
In Favor Of: Puget Sound Power & Light Company
Recorded: April 2, 1971
Auditor's No.: 750497
Affects: Right-of-way 5 feet in width being 2 1/2 feet on each side of the centerline as surveyed, staked and constructed across the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 34 North, Range 3 East, W.M.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 30, 1976
Recorded: July 6, 1976
Auditor's No.: 838525
Executed By: D & C Land and Development Inc., a Washington Corporation

Reference to said Covenant was made in instrument recorded under Auditor's File No. 8809260009, which is a re-recording of Auditor's File No. 8809140003, referring to Covenant #18 therein, as follows:

"The undersigned owners of Lots in the subject plat do not object to the use of tile roofs in place of cedar shakes."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: January 23, 1976
Recorded: March 25, 1977
Auditor's No.: 853302
Executed By: Dujardin Custom Homes, Inc., a Washington Corporation, and Marvel Construction, Inc., a Washington Corporation, and Bellingham First Federal Savings and Loan Association

D. 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:

Flat/Subdivision Name:

Country Club Addition No. 6

Recorded:

June 8, 1976

Auditor's No:

836443

<<OPTIONAL Lots 17-19 and 22>>

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Olympic Pipe Line Company

Recorded:

May 14, 1964

Auditor's No.:

650523

Purpose:

Pipe line

Area Affected:

A twenty five (25) foot strip along the Easterly portion of the subject property

Said easement is also delineated on the face of the plat.