

When recorded return to:

Scott C. Howe  
9552 McGlinn Drive  
La Conner, WA 98257



201803080072

Skagit County Auditor

\$77.00

3/8/2018 Page

1 of

4

3:35PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

620033573

Escrow No.: 620033573

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig A. Meldahl and Charlene L. Meldahl, 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 Scott C. Howe, an unmarried man

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

Lot 4, SHOREWOOD, according to the plat thereof, recorded in Volume 9 of Plats, pages 82 and 83, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69163 / 4000-000-004-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018911

MAR 08 2018

Amount Paid \$ 8526.<sup>75</sup>

Skagit Co. Treasurer

By *Mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 6, 2018

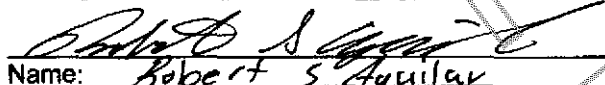
  
Craig A. Meldahl

  
Charlene L. Meldahl

State of WASHINGTON  
County of ~~SKAGIT~~ Walla Walla

I certify that I know or have satisfactory evidence that Craig A. Meldahl and Charlene L. Meldahl are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-6-18

  
Name: Robert S. Aguilar  
Notary Public in and for the State of Wash.  
Residing at: Walla Walla  
My appointment expires: Sept 6, 2018

Notary Public  
State of Washington  
ROBERT S AGUILAR  
My Appointment Expires Sep 6, 2018

**EXHIBIT "A"**  
**Exceptions**

1. 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 SHOREWOOD.

Recording No: 731984

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: October 21, 1969

Auditor's No(s): 732167, records of Skagit County, Washington

Amended by instrument(s):

Recorded: October 5, 1982

Auditor's No(s): 8210050015, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 5, 1937

Auditor's No(s): 287328, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record

4. Reservation contained in deed recorded January 5, 1922, under Auditor's File No. 153834, records of Skagit County, Washington, as follows:

Subject to a reservation from the land hereby conveyed, a right thereon for ditches or canals constructed by authority of the United States.

5. Encroachment of lawn and rockery on Southern portion of said premises, as disclosed by Survey recorded March 12, 2001, under Auditor's File No. 200103120139, records of Skagit County, Washington.

## **EXHIBIT "A"**

### **Exceptions (continued)**

6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 1, 2001  
Auditor's No(s): 200111010048, records of Skagit County, Washington  
In favor of: Skagit County  
For: Perpetual and permanent right to enter and use a portion of land over and across portion of said premises  
Affects: The North 15 feet of the West 10 feet of said premises
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. City, county or local improvement district assessments, if any.