

When recorded return to:  
Raymond Rose and Diane Rose

*115684*  
*Surprise Co. 95988*

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115684



201804090078

Skagit County Auditor

4/9/2018 Page

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\$77.00

4 10:25AM

### Statutory Warranty Deed

*115684*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Nathan A. Garretson and Jessica R. Garretson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond Rose and Diane Rose, a married couple the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:

Section 4, Township 34 North, Range 2 East, Ptn. SE SE, and  
Section 9, Township 34 North, Range 2 East; Ptn. GL's 1 & 2 (aka Lot 1, PL16-0448)

Tax Parcel Number(s): P122095, 340204-4-019-0400

Lot 1, GARRETSON SHORT PLAT PL16-0448, approved September 12, 2017, recorded September 14, 2017 under Auditor's File No. 201709140050, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 34 North, Range 2 East, W.M. and Government Lots 1 and 2 of Section 9, Township 34 North, Range 2 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in documents recorded under Auditor's File Nos. 9510090036 and 200409210127 and delineated on the face of said Short Plat (#PL-16-0448).

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 4.5.2018

*Nathan Garretson*  
Nathan Garretson

*Jessica Garretson*  
Jessica Garretson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20181392*  
APR 09 2018

Amount Paid \$ *2,043.<sup>10</sup>*  
By *MAM* Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nathan Garretson and Jessica Garretson, 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: 4-5-18

*Sarah D. Johnson*  
Printed Name: SARAH D. JOHNSON  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: 6-8-19

*EXHIBIT "A"*

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Dated: April 25, 1957  
Recorded: May 3, 1957  
Auditor's No.: 550862  
Purpose: Right-of-way for pipelines 50 feet in width over and across Lot 1 Section 9

**B. RESERVATION CONTAINED IN DEED**

Executed by: Scott Paper Company, a Pennsylvania Corporation  
Dated: July 7, 1989  
Recorded: July 7, 1989  
Auditor's No.: 8907070040  
Regarding: Reservation of minerals

A "Statement of Mineral Claim" was recorded under Auditor's File No. 200903180035.

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: November 6, 1997  
Recorded: January 9, 1998  
Auditor's No.: 9801090065  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: Reference is hereby made to the record for full particulars

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

Dated: August 24, 2004  
Recorded: September 21, 2004  
Auditor's No.: 200409210127  
Executed By: Midgie Enterprises, LLC

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat PL04-0070  
Recorded: September 21, 2004  
Auditor's No.: 200409210129

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Dated: August 24, 2004  
Recorded: September 21, 2004  
Auditor's No.: 200409210128  
Purpose: Protected Critical Area Easement Agreement  
Area Affected: Affects Tracts A and B, protected critical areas only

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 26, 2001  
Auditor's File No.: 200101260086  
Document Title: Findings of Fact, Conclusion of Law and Decision  
Regarding: Special use permits

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

H. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 4, 2006  
Auditor's No.: 200610040050

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: January 25, 2007  
Recorded: February 12, 2007  
Auditor's No.: 200702120160  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Ten (10) feet in width having 5 feet of such width on each side of the centerline of Grantee's systems located as constructed or to be constructed, extended or relocated

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Nathan Garretson and Jessica Garretson  
Recorded: October 20, 2015  
Auditor's No. 201510200085  
Purpose: Utility Easement  
Area Affected: See document for particulars

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Derek Evans and Ellen Evans  
Recorded: October 20, 2015  
Auditor's No. 201510200086  
Purpose: Utility Easement  
Area Affected: See document for particulars

L. Provisions and matters regarding Boundary Line Adjustment set forth on documents recorded under Auditor's File Nos. 201510200085 and 201510200086.

M. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Garretson Short Plat PL16-0448  
Recorded: September 14, 2017  
Auditor's No.: 201709140050

N. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 14, 2017  
Auditor's No.: 201709140051