

When recorded return to:  
Johanna Eulene Knudsen  
1708 Hillcrest Loop  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115714



201804130072

Skagit County Auditor \$76.00  
4/13/2018 Page 1 of 3 2:00PM

### Statutory Warranty Deed

115714  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jesse D. Eberle and Candice L. Eberle, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Johanna Eulene Knudsen, ~~subject to the presumptive community interest of her spouse, if married~~ the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 21, Hillcrest Landing

Tax Parcel Number(s): P131459, 6012-000-000-0021

Lot 21, "PLAT OF HILLCREST LANDING" as recorded on April 15, 2013 under Auditor's File No. 201304150001.

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 4-11-18

Jesse D. Eberle

Candice L. Eberle

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181486  
APR 13 2018

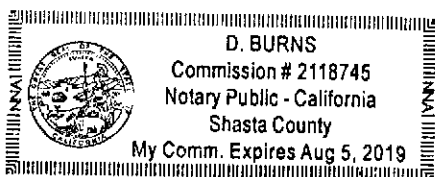
STATE OF CALIFORNIA }  
COUNTY OF SHASTA } SS:

Amount Paid \$5,612.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that Jesse D. Eberle and Candice L. Eberle, 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: APRIL 11, 2018

Printed Name: D. BURNS  
Notary Public in and for the State of CALIFORNIA  
Residing at Redding, CA  
My appointment expires: August 5, 2019



Escrow No.: 115714

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 21, "PLAT OF HILLCREST LANDING", as recorded on April 15, 2013 under Auditor's File No. 201304150001.

## Exhibit A

### EXCEPTIONS:

#### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: September 16, 2008  
Recorded: September 29, 2008  
Auditor's No.: 200809290084  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed with 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 an coincident with the boundaries of all private/public street and road rights-of-way.

#### B. 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: Hillcrest Landing  
Recorded: April 15, 2013  
Auditor's No.: 201304150001

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

Recorded: April 15, 2013  
Auditor's No.: 201304150002  
Executed By: Northwest Properties Arlington No. 3, LLC

#### D. Any tax, fee, assessments or charges as may be levied by Hillcrest Landing Homeowners Association.