

When recorded return to:
Seth Steven Dearing
929 Summer Meadows Court
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 115582



201804300173

Skagit County Auditor
4/30/2018 Page

1 of 2 2:14PM \$75.00

Statutory Warranty Deed

115582
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Adam Brown, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Seth Steven Dearing, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 8, Plat of Summer Meadows

Tax Parcel Number(s): P106991, 4630-000-008-0007

Lot 8, "PLAT OF SUMMER MEADOWS", according to the plat thereof recorded in Volume 15 of Plats, pages 176 through 178, 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 4/27/18

Adam Brown

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181772
APR 30 2018

Amount Paid \$ 5,816.⁷⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Adam Brown, 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: 4.27.18



Printed Name: ~~Katie Hickok~~ Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Canaan Island
My appointment expires: 1/07/2019 3.20.21

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

In Favor Of: Puget Sound Power & Light Company
Recorded: February 1, 1994
Auditor's No: 9402010068
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way

B. 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: Plat of Summer Meadows
Recorded: July 13, 1994
Auditor's No: 9407130077

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: July 15, 1994
Auditor's No: 9407150146
Executed by: Cornerstone Court Joint Venture

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: June 6, 1995
Auditor's No: 9506060018
Executed by: Cornerstone Court Joint Venture and Presidio Homes

E. ASSESSMENT OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: July 15, 1994
Auditor's No.: 9407150146
Imposed By: Cornerstone Court, Joint Venture

F. Any tax, fee, assessments or charges as may be levied by Summer Meadows Owner's Association.