

When recorded return to:
Andrew R. Jacobs
1308 N 43rd Place
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 115776



201805010084

Skagit County Auditor
5/1/2018 Page

1 of 2 3:25PM
\$75.00

Statutory Warranty Deed

115774
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Singh Enterprises, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Andrew Jacobs, an unmarried person** the following described real estate, situated in the County of **Skagit, State of Washington**.

Abbreviated Legal:
Lot 8, Spinnaker Cove Div. 2

Tax Parcel Number(s): **P122904, 4859-000-008-0000**

Lot 8, "PLAT OF SPINNAKER COVE DIVISION 2", as per plat recorded as Auditor's File No. 200505180106, 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 per Exhibit "A" attached hereto

Dated 4-27-18

Singh Enterprises, LLC

A. H. Singh
By: Hakam Singh, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181821
MAY 01 2018

Amount Paid \$ 7,214.00
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Hakam Singh is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Singh Enterprises LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-27-18

Katie Hickok

Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

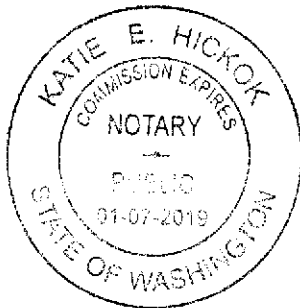


Exhibit A

EXCEPTIONS:

A. Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991 under Auditor's File No. 9109100095.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 30, 1991
Recorded: October 11, 1991
Auditor's No.: 9110110103
Purpose: Right to enter said premises to operate, maintain and 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: Parcel "B"

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy
Dated: January 3, 2005
Recorded: January 10, 2005
Auditor's No.: 200501100130
Purpose: "to construct operate, maintain . . . utility systems . . . sale of electricity"
Area Affected: 10 foot wide portions of the subject property

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:

Plat/Subdivision Name: Spinnaker Cove Division 2
Recorded: May 18, 2005
Auditor's No.: 200505180106

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

Dated: May 2, 2005
Recorded: May 18, 2005
Auditor's No.: 200505180107
Executed By: Robert E. Emmons and Eula O. Emmons

F. Any tax, fee, assessments or charges as may be levied by Homeowners Association of Spinnaker Cove.