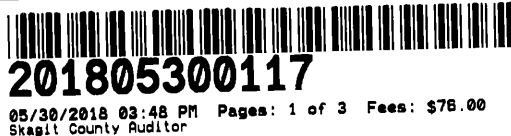


When recorded return to:
Steven Otto and Krystal Otto
9574 Jenny Lane
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 115931



Statutory Warranty Deed

115931

GUARDIAN NORTHWEST TITLE CO.
THE GRANTOR Lloyd E. Otto, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven Otto and Krystal Otto, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 19, Township 35 North, Range 5 East, NE SE (Tract 3, SP# 91-069)

Tax Parcel Number(s): P101323, 350519-4-001-0400

Tract 3 of Skagit County Short Plat No. 91-069, also known as "JENNY ACRES", approved April 14, 1992 and recorded April 15, 1992, under Auditor's File No. 9204150078 in Book 10 of Short Plats, page 76, records of Skagit County, Washington, being a portion of the Northeast ¼ of the Southeast ¼ of Section 19, Township 35 North, Range 5 East, W.M..

Situate in the County of Skagit, State of 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 5-29-18

Lloyd E. Otto

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182256
MAY 30 2018

Amount Paid \$ 3,009.⁶⁴
Skagit Co. Treasurer
By MM Deputy

STATE OF WA
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lloyd E. Otto, 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: 5.29.18

Printed Name: Eleanor Romero
Notary Public in and for the State of WA
Residing at mt. Vernon
My appointment expires: 6/23/2021

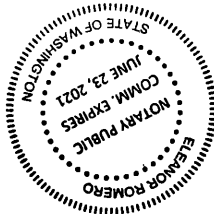


Exhibit A

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Traction Company
Dated: October 10, 1912
Recorded: October 28, 1912
Auditor's No.: 93495
Purpose: Construct, maintain, etc. an electric transmission line
Area Affected: A 60 foot strip

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: GTE NW
Dated: May 20, 1992
Recorded: May 29, 1992
Auditor's No.: 9205290052
Purpose:

Right-of-way #1.: A right-of-way 10 feet in width having 5 feet of such width on each side of centerline described as follows:

Beginning at a point on the Southerly line of the above described property at the Southeast corner of the above described Lot 2; thence Northerly along the East line of said Lot 2 and said East line extended to the Southeast corner of Lot 4 of said Short Plat and its terminus.

Right-of-way #2.: The West 10 feet of the North 208 feet of the above described Lot 1, EXCEPT the North 188 feet thereof.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: June 2, 1992
Auditor's No.: 9206020041
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:

Right of Way #1: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

(continued on next page)

Beginning at a point on the Southerly line of the therein described property at the Southeast corner of the above described Lot 2; thence Northerly along the East line of said Lot 2 and said East line extended to the Southeast corner of Lot 4 of said Short Plat and its terminus.

Right of Way #2: The West 10 feet of the North 208 feet of the above described Lot 1, EXCEPT the North 188 feet thereof.

D. 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 No. 91-69
Recorded:	April 15, 1992
Auditor's No.:	9204150078