



201806290075

06/29/2018 10:40 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Caitlyn Pell and Tyler Landau
571 Hamlin Place
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 115893

Statutory Warranty Deed

¹¹⁵⁸⁹³
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David J. Widener and Nicole Widener, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Caitlyn Pell and Tyler Landau, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 29, Plat of West View East

Tax Parcel Number(s): P122455, 4851-000-029-0000

Lot 29, "PLAT OF WEST VIEW EAST," as per plat recorded on January 27, 2006, under Auditor's File No. 200601270091, which is a correction of Auditor's File No. 200501030074, 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 6/25/2018

David J. Widener

Nicole Widener

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2841
JUN 29 2018

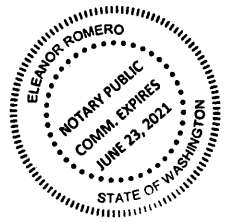
Amount Paid \$ 5,576.⁴⁰
Skagit Co. Treasurer
By Man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David J. Widener and Nicole Widener, 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: 6/25/2018

Printed Name: ~~Katie Hiekok~~ Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 1/07/2019 6/27/2021



Schedule "C"
Legal Description

The Land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 29, "PLAT OF WEST VIEW EAST," as per plat recorded on January 27, 2006, under Auditor's File No. 200601270091, which is a correction of Auditor's File No. 200501030074, records of Skagit County, Washington.

SCHEDULE "B-1"

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: October 19, 1954
Auditor's No: 508074
Affects: Lots 26 - 33

B. Easements for access and utilities as delineated and reserved in the Short Plat, and as reserved in instrument recorded under Auditor's File No. 868572. (Affects Lots 8, 9 and 10)

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: November 15, 2004
Recorded: November 22, 2004
Auditor's No.: 200501100131
Purpose: "...utility systems for purposes of transmission, distribution and sale of electricity..."
Area Affected: Street and within 10 feet of streets and within 10 feet of ground mounted vaults and transformers

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200411220174.

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: West View East
Recorded: January 3, 2005
Auditor's No.: 200501030074

A Survey of said Plat recorded January 27, 2006 under Auditor's File No. 200601270091.

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

Dated: December 30, 2004
Recorded: January 3, 2005
Auditor's No.: 200501030073
Executed By: Hansell Mitzel LLC

F. Any tax, fee, assessments or charges as may be levied by West View East Homeowners Association.