

When recorded return to:
Kyle Robbins
421 Rohrer Loop
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035065



201807050027

07/05/2018 11:28 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

CHICAGO TITLE CO.
620035065

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A, Masden and Debra A. Masden, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kyle Robbins, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12, PLAT OF BRICKYARD MEADOWS – DIV. 1, according to the plat thereof, recorded July 15, 2002 under Auditor's File No: 200207150172, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P119295 / 4796-000-012-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182934
JUL 05 2018

Amount Paid \$*4,900.00*
Skagit Co. Treasurer
By *Mum* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2018

James A. Masden
James A. Masden
Debra A. Masden
Debra A. Masden

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James A. Masden and Debra A. Masden are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *July 3, 2018*
Lourea L. Garka
Name: *Lourea L. Garka*
Notary Public in and for the State of *wa*
Residing at: *Ortington*
My appointment expires: *10/27/2018*

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 9, 2001
Auditor's No(s): 200110090060, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 16, 2001
Auditor's No(s): 200110160053, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF BRICKYARD MEADOWS DIV. 1:
Recording No: 200207150172
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1997
Auditor's No(s): 9708070031, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

In favor of: City of Sedro Woolley
For: Utilities

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: December 28, 2004
Auditor's No(s): 200412280122, records of Skagit County, Washington
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Brickyard Meadows Homeowners Association.
9. Assessments, if any, levied by City of Sedro-Woolley.