



201810120034

10/12/2018 10:30 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:

Gunnar Pedersen

16325 Dike Rd.

Mount Vernon, WA 98213.

Recorded at the request of:

Guardian Northwest Title

File Number: 116746

Statutory Warranty Deed

116746
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marla Molskness, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 tax deferred exchange in hand paid, conveys and warrants to Gunnar Pedersen, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1, Hillcrest Landing

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184529

OCT 12 2018

Tax Parcel Number(s): P131439, 6012-000-000-0001

Amount Paid \$ 2087.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

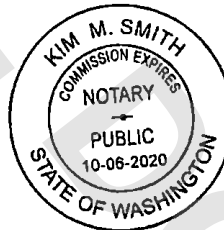
Lot 1, "PLAT OF HILLCREST LANDING", as recorded on April 15, 2013 under Auditor's File No. 201304150001.

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 10/9/2018

[Signature: Marla Molskness]

Marla Molskness



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marla Molskness, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-9-2018

[Signature: Kim M. Smith]
Printed Name: _____
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-6-2020

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 116746

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: September 16, 2008
Recorded: September 29, 2008
Auditor's No.: 200809290084
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed with the above described property. (When said streets and roads 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 an coincident with the boundaries of all private/public street and road 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: Hillcrest Landing
Recorded: April 15, 2013
Auditor's No.: 201304150001

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

Recorded: April 15, 2013
Auditor's No.: 201304150002
Executed By: Northwest Properties Arlington No. 3, LLC

D. Any tax, fee, assessments or charges as may be levied by Hillcrest Landing Homeowners Association.