

201811080011
11/08/2018 10:14 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Garland K. Case
PO Box 27
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116572

Statutory Warranty Deed

116572
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Dale Ryan Stradford, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Garland K. Case, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P76327, 4154-000-008-0008

Lot 8, "CASCADE PARK ADDITION," as per plat recorded in Volume 7 of Plats, Page 56, records of Skagit County, Washington.

Situate in 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 7 November 2018

Dale Ryan Stradford
Dale Ryan Stradford

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 11/07/2018



Mary Miller
Printed Name/ Mary Miller
Notary Public in and for the State of Washington
Residing at Stanwood,
My appointment expires: 01-19-2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201811080011
NOV 08 2018

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By ME Deputy

Exhibit A**EXCEPTIONS:**

A. 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:

Name: Plat of Cascade Park Addition
Recorded: March 20, 1956
Auditor's No.: 533190

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: March 31, 1956 and July 19, 1960
Recorded: April 4, 1956 and July 20, 1960
Auditor's Nos.: 533917 and 596786
Executed By: Frank S. Evans and L. Grace Evans, husband and wife, Garrison E. Evans and Jeanne G. Evans, husband and wife, and Anthony Radosevich and Myrna Radosevich, husband and wife

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Lots 1, 2 and 8
Recorded: June 19, 1985
Auditor's No.: 8506190016
Purpose: Sewer line
Area Affected: A strip of land the exact width and location of which is not disclosed on the record, being described as running along the West line of Lot 8 and the South line of Lots 1 and 2

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 15, 2016
Auditor's No.: 201601150056
Regarding: Skagit County right to manage natural resource lands disclosure

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.