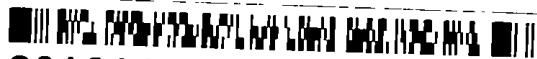


When recorded return to:
Daniel R Byrd and Debra K Byrd
17452 Pull And Be Damned Rd
La Conner, WA 98257

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116806



201811190128

11/19/2018 03:16 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Statutory Warranty Deed

¹¹⁶⁸⁰⁶
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William R. Cumming and Shay Cumming, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel R. Byrd and Debra K. Byrd, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 9, Bridgewater Estates Ph. 2

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P108449, 4659-000-009-0000

Dated 11-14-18

William R. Cumming by
William R. Cumming

Shay Cumming
Shay Cumming

Shay Cumming by
Power of Attorney

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185102
NOV 19 2018

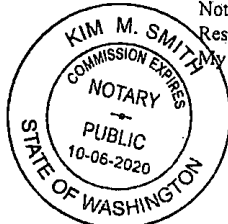
Amount Paid \$4508.40
Skagit Co. Treasurer:
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William R. Cumming and Shay Cumming, 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: 11-14-18

Kim M. Smith
Printed Name: Katie Hickok Kim Smith
Notary Public in and for the State of Washington
Residing at Moult Vernon
My appointment expires: 10-6-2020

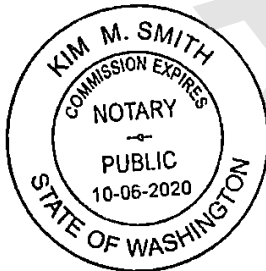


STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 14 day of November, 2018, before me personally appeared Shay Cummings to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for William R. Cummings and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Kim M. Smith
Notary Public in and for the State of Washington,
residing at Malet Vernon

My appointment expires 10-6-2020

This jurat is page _____ of _____ and is attached to _____ dated _____.

Order No:

EXHIBIT A

Lot 9, "BRIDGEWATER ESTATES, PHASE II", as per plat recorded in Volume 16 of Plats, pages 65 and 66, records of Skagit County, Washington;

EXCEPT that portion of Lot 9 lying within the following description:

Beginning at the intersection of the East right-of-way margin of the county road (Bayview Edison Road) and the South line of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M.;
thence South 89°40'37" East 832.07 feet along said North line (also being the South line of Tract X as shown on Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224) to the Southeast corner of Tract X (also being a common corner to Lots 6 and 7 of said Final Plat of Bridgewater Estates, Phase I, as recorded in Volume 15 of Plats, pages 174 and 175) and being the true point of beginning;
thence continue South 89°40'37" East, 982.93 feet along said South line of the Northwest 1/4 of the Southwest 1/4;
thence North 00°03'42" East, 8.65 feet parallel with the East line of the Southwest 1/4 of said Section 32 to an existing fence line (as shown on the face of said Final Plat of Bridgewater Estates Phase I, and in the Final Plat of Bridgewater Estates Phase II);
thence North 89°25'16" West 982.88 feet along said fence line to the West line of said Lot 6, Final Plat of Bridgewater Estates Phase I (also being the Northeast corner of said Tract X, Short Plat No. 93-033);
thence South 00°24'55" West 13.04 feet along the East line of said Tract X to the true point of beginning.

Exhibit B**EXCEPTIONS:****A. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company
Dated: September 24, 1992
Recorded: October 15, 1992
Auditor's No: 9210150102
Purpose: Right to enter said premises to operate, maintain and 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

Location:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said street and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 7 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-ways.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: King's Men Construction
And: P.U.D. No. 1 of Skagit County
Dated: October 16, 1992
Recorded: October 21, 1992
Auditor's No: 9210210096
Regarding: Water supply to the plat

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

Dated: August 25, 1994
Recorded: August 26, 1994
Auditor's No: 9408260106
Executed by: Fermin J. (Skip) Yadon and Claud O. Linn, d/b/a King's Men Construction, Inc., a Washington State Corporation

Said instrument was modified by instrument recorded June 2, 2015 under Auditor's File No. 201506020101.

D. Terms, conditions and provisions set forth in the By-Laws for Bridgewater Estates Homeowners Association; recorded under Auditor's File No. 9408260104, and in Articles of Incorporation for said Association, recorded under Auditor's File No. 9408260105.

Said instrument was modified by instrument recorded June 2, 2015 under Auditor's File No. 201506020102.

E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9604290001.

F. 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:	Bridgewater Estates Phase II
Recorded:	August 7, 1995
Auditor's No.:	<u>9508070002</u>

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".