

When recorded return to:
Brandon O'Herron and Sonja A. Eger
15365 Cottonwood Ln
Mount Vernon WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116782



201811260136

11/26/2018 03:15 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Statutory Warranty Deed

116782
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carol A. Luvera, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Brandon O'Herron and Sonja A. Eger, both unmarried persons~~ the following described real estate, situated in the County of Skagit, State of Washington
* Sonja Ann Zger, an unmarried person and Brandon Christopher O'Herron an unmarried person
Abbreviated Legal:
Lot 8, Everett's McLean Tracts

Tax Parcel Number(s): P65263, 3911-000-008-0004

Lot 8, "EVERETT'S McLEAN TRACTS", according to the plat thereof recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington.

Situated 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 11/26/18

Susan M. Chiabai as attorney-in-fact for Carol A. Luvera
Carol A. Luvera

Daniel V. Luvera as attorney-in-fact for Carol A. Luvera

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5159

NOV 26 2018

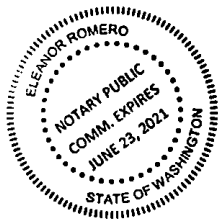
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5629.⁸⁰

Skagit Co. Treasurer
By *Cham* Deputy

I certify that I know or have satisfactory evidence that SUSAN M. CHIABAI, as attorney-in-fact for Carol A. Luvera and DANIEL V. LUVERA, as attorney-in-fact for Carol A. Luvera, are the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11/26/18



Eleanor Romero
Printed Name: Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 1/07/2019 6/23/2021

Exhibit A**EXCEPTIONS:**

A. 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: Everett's McLean Tracts
Recorded: March 8, 1960
Auditor's No.: 591732

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".

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: June 26, 1958
Auditor's No. 567013
Purpose: Pipeline
Area Affected: A 20 foot strip

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

Recorded: September 11, 2003
Auditor's No.: 200309110072
Regarding: Skagit County Right to Farm Ordinance

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.