



201812060009

12/06/2018 10:50 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Kelvin Beaton
409 West Fairhaven Avenue
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 116836

Statutory Warranty Deed

116836
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William A. Blunt and Patsey A. Blunt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kelvin Beaton, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 7, Township 35 North, Range 6 East, SE SW (aka Lots 1-4 Short Card PL07-0919)

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): P117904, 350607-3-001-0100, P40810, 350607-4-004-0004, P40811, 350607-4-004-0103, P128191, 350607-4-005-0200, P128691, 350607-4-005-0607, P128690, 350607-4-005-0508, P128689, 350607-4-005-0409, P128427, 350607-4-005-0300, P40812, 350607-4-005-0003, P132607, 350607-4-005-1200

Dated 12/03/2018

William A. Blunt Patsey A. Blunt
William A. Blunt Patsey A. Blunt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

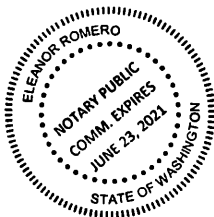
20185323
DEC 06 2018

Amount Paid \$ 5035.28
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William A. Blunt and Patsey A. Blunt, 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/~~they~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-3-2018



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

Order No:

EXHIBIT A

PARCEL A:

Lot 1 of Skagit County Short Card No. PL07-0919, as approved August 3, 2009, and recorded August 17, 2009, under Auditor's File No. 200908170131, records of Skagit County, Washington, which is a portion of the Northwest 1/4 of the Southeast 1/4, and a portion of the Southwest 1/4 of the Southeast 1/4, and a portion of the Northeast 1/4 of the Southwest 1/4, of Section 7, Township 35 North, Range 6 East, W.M..

PARCEL B:

Lot 2 of Skagit County Short Card No. PL07-0919, as approved August 3, 2009, and recorded August 17, 2009, under Auditor's File No. 200908170131, records of Skagit County, Washington, which is a portion of the Northwest 1/4 of the Southeast 1/4, and a portion of the Southwest 1/4 of the Southeast 1/4, and a portion of the Northeast 1/4 of the Southwest 1/4, of Section 7, Township 35 North, Range 6 East, W.M..

PARCEL C:

Lot 3 of Skagit County Short Card No. PL07-0919, as approved August 3, 2009, and recorded August 17, 2009, under Auditor's File No. 200908170131, records of Skagit County, Washington, which is a portion of the Northwest 1/4 of the Southeast 1/4, and a portion of the Southwest 1/4 of the Southeast 1/4, and a portion of the Northeast 1/4 of the Southwest 1/4, of Section 7, Township 35 North, Range 6 East, W.M..

PARCEL D:

Lot 4 of Skagit County Short Card No. PL07-0919, as approved August 3, 2009, and recorded August 17, 2009, under Auditor's File No. 200908170131, records of Skagit County, Washington, which is a portion of the Northwest 1/4 of the Southeast 1/4, and a portion of the Southwest 1/4 of the Southeast 1/4, and a portion of the Northeast 1/4 of the Southwest 1/4, of Section 7, Township 35 North, Range 6 East, W.M.

Exhibit B**EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: William P. Soren, et ux
Recorded: June 5, 1989
Auditor's No. 8906050005
Purpose: Ingress, egress & utilities to portion of subject property
Area Affected: East 30 feet of the South 75 feet to the Southwest ¼ of the Northeast ¼ of said section

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William P. Soren, et ux, et al
Recorded: July 22, 2003
Auditor's No. 200307220110
Purpose: Ingress, egress and underground utilities
Area Affected: Undisclosed portions of the subject property

Affect, if any, of Court Order filed December 13, 2010 under Skagit County Cause No. 09-2-01513-1.

C. Any question that may arise regarding the exact width and locations of the easements established by Easement recorded as Auditor's File No. 200307220110.

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

Executed By: Skagit County Hearing Examiner
Recorded: February 11, 2004
Auditor's No.: 200402110078
Regarding: Waiver of moratorium

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.

E. 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: Survey for William Blunt and Anthony Hamerski
Recorded: April 7, 2006
Auditor's No.: 200604070095

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Department of Natural Resources
Recorded: November 19, 2007
Auditor's No. 200711190143
Purpose: Forestry Riparian Easement
Area Affected: Portions of subject property

G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: William A. Blunt
Recorded: June 11, 2008
Auditor's No.: 200806110052
Affects: Portion of subject property

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

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy
Recorded: August 11, 2008
Auditor's No. 200808110095
Purpose: "...utility systems...electricity..."
Area Affected: A 10 foot wide portion of the subject property

I. 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: Skagit County Short Card PL07-0919
Recorded: August 17, 2009
Auditor's No.: 200908170131

J. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 17, 2009
Auditor's No.: 200908170132

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: August 17, 2009
Auditor's No.: 200908170133
Purpose: Protected critical area easement
Area Affected: As disclosed in instrument

L. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 12, 2009
Recorded: August 17, 2009
Auditor's No.: 200908170134
Affects: Blossomberry Lane

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

Recorded: August 17, 2009
Auditor's No.: 200908170135
Executed By: William A. Blunt and Patsey A. Blunt

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: August 17, 2009
Auditor's No.: 200908170136
Purpose: Natural resource land easement
Area Affected: As disclosed in instrument