



201910040065

10/04/2019 01:24 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Jaedyn Lawrence Williams and Samantha Williams
918 Presidio Place
Sedro-Woolley, WA 98284

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED 19-3073

THE GRANTOR(S) Aaron J. Chance and Nicole L. Chance, husband and wife, 13088 Teak Lane, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jaedyn Lawrence Williams and Samantha Williams, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

Lot 26, Plat of Summer Meadows, as per plat recorded in Volume 15 of Plats, Pages 176 through 178, records of 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 "B" attached hereto

Tax Parcel Number(s): P107009 & 4630-000-026-0005

Dated: 10.4.2019

Aaron J. Chance 10-4-19
Aaron J. Chance

Nicole L. Chance 10-4-19
Nicole L. Chance

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201910040065
OCT 04 2019

Amount Paid \$ LPB
By MG Skagit Co. Treasurer Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3073-MM

Page 1 of 3

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Aaron J. Chance and Nicole L. Chance is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4 day of October, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022

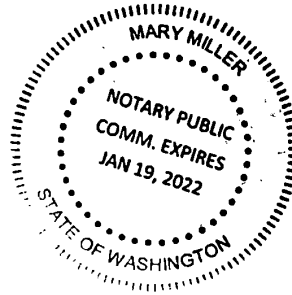


EXHIBIT B

19-3073-MM

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

In Favor Of: Puget Sound Power & Light Company

Recorded: February 1, 1994

Auditor's No: 9402010068

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way

2. 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: Plat of Summer Meadows

Recorded: July 13, 1994

Auditor's No: 9407130077

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".

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: July 15, 1994

Auditor's No: 9407150146

Executed by: Cornerstone Court Joint Venture

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: June 6, 1995

Auditor's No.: 9506060018

4. ASSESSMENT OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: July 15, 1994

Auditor's No.: 9407150146

Imposed By: Cornerstone Court, Joint Venture