



201910310107

10/31/2019 02:02 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Nina Medlock and James Byron Medlock, Jr.
1070 Crystal Court
Burlington, WA 98233

STATUTORY WARRANTY DEED

19-3448
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) JON W. ELLIS and CRYSTAL K ELLIS, husband and wife, 627 Sterling Street, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to JAMES BYRON MEDLOCK JR and NINA MEDLOCK, a married couple

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

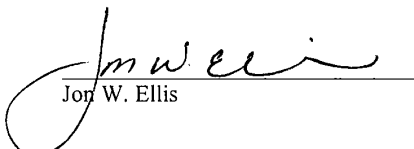

Lot 3, "Plat of Sahlborn Annex," as per plat recorded in Volume 15 of Plats, Pages 179 and 180, records of Skagit County, Washington.

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 "B" attached hereto

Tax Parcel Number(s): P106876 & 4631-000-003-0002

Dated: 10/30/19


Jon W. Ellis

Crystal K. Ellis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4796

OCT 31 2019

Amount Paid \$ 6181.60

Skagit Co. Treasurer:

By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3448-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jon W. Ellis and Crystal K. Ellis 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: 30 day of October, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022

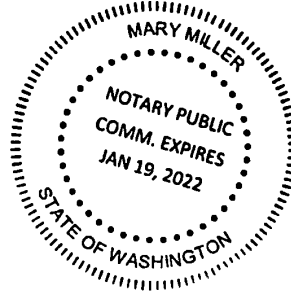


EXHIBIT B

19-3448-MM

1. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: March 22, 1994

Recorded: March 29, 1994

Auditor's No: 9403290131

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

Affects:

A strip of land 10 feet in width across all lots and tracts being parallel to and coincident with the boundaries of all private/public street and road 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:

Plat/Subdivision Name: Plat of Sahlbom Annex

Recorded: July 18, 1994

Auditor's No: 9407180093

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. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource lands disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded March 17, 2017 as Auditor's File No. 201703170087 .

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.