



201911220136

11/22/2019 03:40 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Jenna N. Johnson and Cody T. Nation
822 Park Cottage Place
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

19-3505

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Benjamin Hart Bowlin, a single man as his separate estate

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

in hand paid, conveys, and warrants to Jenna N. Johnson and Cody T. Nation, both unmarried persons

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Lot 2, Plat of Park Cottages

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): P121517 & 4834-000-002-0000

Dated: NOVEMBER 20, 2019

Benjamin Hart Bowlin

2019-5126
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 22 2019

Amount Paid \$ 6,234.11
Skagit Co. Treasurer
By Deputy

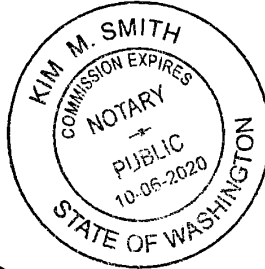
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Benjamin Hart Bowlin 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: 20 day of November, 2019

Kim M. Smith
Signature

notary
Title



My appointment expires: 10-6-2020

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3505-KH

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 822 Park Cottage Place, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P121517 & 4834-000-002-0000

Property Description:

Lot 2, "Plat of Park Cottages", as recorded April 20, 2004 under Auditor's File No. 200404200129, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3505-KH

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EXHIBIT B

19-3505-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: March 23, 1953

Auditor's No: 486220, records of Skagit County, Washington

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

Area Affected: A portion of said premises

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: January 8, 2004

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3505-KH

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Recorded: January 12, 2004
Auditor's No: 200401120257
Purpose: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected:

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

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of driveways as now or hereafter designed and platted.

11. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Park Cottages
Recorded: April 20, 2004
Auditor's No: 200404200129

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".

12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro-Woolley, a Washington municipal corporation
Dated: April 19, 2004
Recorded: April 20, 2004
Auditor's No: 200404200130
Purpose: Recreational trail easement for ingress and egress over and across
Area Affected: Easterly 15 feet of Tract E; Southerly 15 feet of Tract G; and Westerly portion of Tract G

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

Dated: April 20, 2004
Recorded: April 20, 2004
Auditor's No: 200404200131
Executed by: J. Rohi, L.L.C.

14. The terms and provisions of Park Cottage Operation and Maintenance manual recorded April 21, 2004 under Auditor's File No. 200404210113.