

POOR ORIGINAL

202012070055

12/07/2020 09:28 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor, WA

When recorded return to:

Trent Clancy and Andrea Clancy  
11599 Marihugh Place  
Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED** GNW 20-8233

THE GRANTOR(S) Grant Gelineau and Amy Gelineau, husband and wife, 11599 Marihugh Place, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Trent Clancy and Andrea Clancy, a married couple

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: Property 1:  
Lot 2, PLAT OF MARIHUGH PLACE

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): P100907

Dated: 12-4-2020

  
Grant Gelineau

  
Amy Gelineau

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5193

Dec 07 2020

Amount Paid \$11031.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8233-TJ

Page 1 of 5

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Grant Gelineau and Amy Gelineau 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: 4th day of December, 2020

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 11599 Marihugh Place, Mount Vernon, WA 98273  
Tax Parcel Number(s): P100907

**Property Description:**

Lot 2, PLAT OF MARIHUGH PLACE, according to the plat thereof, recorded in Volume 15 of Plats, pages 27 and 28, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8233-TJ

Page 3 of 5

**EXHIBIT B**

20-8233-TJ

**1. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power &amp; Light Co.

Dated: July 15, 1991

Recorded: July 23, 1991

Auditor's No.: 9107230067

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.

Location As Follows

Easement No. 1: All streets and road rights-of-way 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 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: Beginning at a point on the East line of Lot 5 of said property that is 5 feet North of the most Easterly Southeast corner (said point being on the Westerly margin of Marihugh Place) thence, South 89 degrees 05' 09" West;; 187.42 feet, thence South 01 degrees 13' 55" East, 120 feet to its terminus.

**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: Marihugh Place

Recorded: March 10, 1992

Auditor's No.: 9203100004

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

Recorded: March 10, 1992

Auditor's No.: 9203100005

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8233-TJ

Page 4 of 5

Executed By: Gino Cecotti

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

Recorded: March 24, 1998

Auditor's No.: 9803240036