

When recorded return to:
Michael J. McDaniel and Amanda G. McDaniel
17665 S. Skyridge Drive
Mount Vernon, WA 98274



201112210085
Skagit County Auditor

12/21/2011 Page 1 of 5 3:46PM

Recorded at the request of:

File Number: A102927

Statutory Warranty Deed

A102927-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR REO Family Properties LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael J. McDaniel and Amanda G. McDaniel**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 7 "PLAT OF REO FAMILY PROPERTIES, LLC"

Tax Parcel Number(s): P124759, 4899-000-007-0000

Lot 7, as delineated on the "PLAT OF REO FAMILY PROPERTIES, LLC", recorded July 7, 2006, under Auditor's File No. 200607070069, 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 per Exhibit "A" attached hereto

Dated 12/15/2011

REO Family Properties LLC

By: Stan Olson, Manager

By: Randy Olson, Manager

20113903
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2011

Amount Paid \$ 2630.50
By Skagit Co. Treasurer Deputy

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stan Olson and Randy Olson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Co-Managers of REO Family Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-19-11

Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3-28-15

EXHIBIT A

EXCEPTIONS:

A. Relinquishment of right of access to State Highway and of light, view and air, under terms of deeds to the State of Washington under Auditor's File Nos. 486030, 487101 and 487104.

B. RESERVATION CONTAINED IN DEED

Executed by: Richard H. Smith and Patricia Ann Smith, husband and wife;
Robert E. Burkland and Pamela K. Burkland, husband and wife;
and Janice Barnes and Peggy Smith
Recorded: January 31, 1990
Auditor's No.: 9001310018
As Follows: This conveyance is a boundary line adjustment and is not for the purpose of creating an additional building lot

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Richard H. Smith and Patricia Ann Smith, husband and wife;
Robert E. Burkland and Pamela K. Burkland, husband and wife,
Janice L. Barnes, as her separate property; and Peggy J. Smith, as
her separate property
And: City of Mount Vernon
Dated: October 23, 2000
Recorded: November 29, 2000
Auditor's No.: 200011290057
Regarding: Consent to Change of Grade
Affects: As delineated on plat map

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Richard H. Smith and Patricia Ann Smith, husband and wife;
Robert E. Burkland and Pamela K. Burkland, husband and wife;
Janice L. Barnes, as her separate property; and Peggy J. Smith,
as her separate property
Recorded: November 29, 2000
Auditor's No.: 200011290058
For: A non-exclusive easement for ingress, egress and utilities – enter
said reserved easement with materials, workmen, or agents to
construct, maintain, replace, reconstruct, and remove utilities
together with all appurtenances incident thereto or necessary
therewith
Affects: As delineated on plat map



201112210085
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E. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: The City of Mount Vernon
Dated: October 23, 2000
Recorded: November 29, 2000
Auditor's No.: 200011290059
Purpose: To enter the premises with materials, workmen, or agents, to construct, maintain, replace, reconstruct, and remove sanitary sewage facilities, drainage facilities, and/or telecommunication facilities – cut and remove from said premises any trees and other obstructions – right of ingress and egress over, under and across – right of conveyance of said easement and privileges
Area Affected: As delineated on plat map

F. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Richard H. Smith and Patricia Ann Smith, husband and wife;
Robert E. Burkland and Pamela K. Burkland, husband and wife;
Janice L. Barnes, as her separate property; and Peggy J. Smith, as her separate property
Recorded: November 29, 2000
Auditor's No.: 200011290059
Area Affected: As delineated on plat map
As Follows:

RESERVED TO THE GRANTORS, their heirs and assigns, the right and privilege to use the above described land of the Grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment of the easement by the Grantee, its successors and assigns, of the rights and privilege therein granted. The Grantee is responsible for operating and maintaining the above-described works of improvement.

GRANTORS SHALL refrain from construction or placing any buildings or fencing upon the above-described premises. The City shall under no circumstances be held responsible for the restoration of any buildings upon the above-described premises, if said improvements are in any way disturbed during the exercise of the rights and privileges granted herein provided that the City will repair any paving materials damaged by the Grantee or it's agents pursuant to the Grantors exercise of its rights under this easement.

G. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: The City of Mount Vernon
Dated: August 27, 2003
Recorded: March 9, 2004
Auditor's No.: 200403090081
Purpose: To enter the premises herein described with materials, workmen, or agents, to construct, maintain, replace, reconstruct, and remove sanitary sewage facilities, drainage facilities – cut and remove from said premises any trees and other obstructions – right of ingress and egress over, under and across – right of conveyance of said easement and privileges



H. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Richard H. Smith and Patricia Ann Smith, husband and wife;
Robert E. Burkland and Pamela K. Burkland, husband and wife;
Janice L. Barnes, as her separate property; and Peggy J. Smith, as
her separate property
Recorded: March 9, 2004
Auditor's No.: 200403090081
As Follows:

RESERVED TO THE GRANTORS, their heirs and assigns, the right and privilege to use the above described land of the Grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment of the easement by the Grantee, its successors and assigns, of the rights and privilege therein granted. The Grantee is responsible for operating and maintaining the above-described works of improvement.

GRANTORS SHALL refrain from construction or placing any buildings or fencing upon the above-described premises. The City shall under no circumstances be held responsible for the restoration of any buildings upon the above-described premises, if said improvements are in any way disturbed during the exercise of the rights and privileges granted herein provided that the City will repair any paving materials damaged by the Grantee or it's agents pursuant to the Grantors exercise of its rights under this easement.

An Addendum to said easement was recorded March 9, 2004 under Skagit County Auditor's File No. 200403090082.

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: October 18, 2005
Recorded: October 24, 2005
Auditor's No.: 200510240218
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land ten (10) feet in width

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

Recorded: July 7, 2006
Auditor's No.: 200607070068

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

Plat/Subdivision Name: REO Family Properties LLC
Recorded: July 7, 2006
Auditor's No.: 200607070069



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

Recorded: February 22, 2008
Auditor's No.: 20080220003
Regarding: Ground Elevation Disclosure

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.



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