

When recorded return to:
Michael Edgett
5359 Tennessee Road
Sedro Woolley, WA 98284



201312300060

Skagit County Auditor \$75.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245361618

POOR ORIGINAL

CHICAGO TITLE
620020084

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlotte D. Green, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Michael Edgett, an unmarried man and Pamela Bair, an unmarried woman

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

Tract 14 of that certain survey of a portion of Section 31, Township 36 North, Range 5 East of the Willamette Meridian, recorded May 6, 1974, in Volume 1 of Surveys, page 52, under Auditor's File No. 800321, records of Skagit County, Washington. Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P113135

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20135182
DEC 30 2013

Amount Paid \$4215²²
Skagit Co. Treasurer
By *ME* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 26, 2013

Charlotte D. Green
Charlotte D. Green

State of Washington

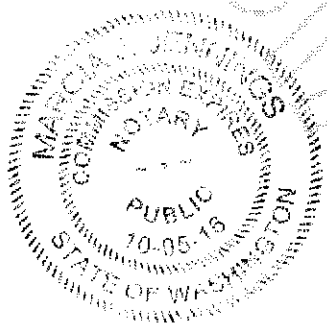
County of Skagit

I certify that I know or have satisfactory evidence that Charlotte D. Green is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 30, 2013

Marcia J. Jennings

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 10/15/2016



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Exhibit "A"

Exceptions

Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s): 810883, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Located as staked and constructed on said land

Right to enter said premises to make repairs and the right to cut brush and trees which constitute a menace or other danger to the electric transmission line located in street or road adjoining said premises as granted by instrument
Recorded: December 6, 1974
Auditor's No.: 810883, records of Skagit County, WA

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 26, 1971
Auditor's No(s): 757330, records of Skagit County, Washington
In favor of: Adjoining property owners
For: Ingress, egress and utilities
Affects: A 60-foot strip running approximately East to West across both lots and the West 30 feet of said premises

Said easement is also shown on the face of said survey.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:

Recording No: 800321

Agreement, including the terms and conditions thereof, entered into;
By: Various property owners along Tenneson Road
Recorded: June 25, 1985
Auditor's No.: 8506250018, records of Skagit County, Washington
Providing: Maintenance provisions of an easement road

Exceptions and reservations as contained in Deed
From: C.E. Bingham and Julia R. Bingham, husband and wife
Recorded: July 3, 1912
Auditor's No(s): 92035, records of Skagit County, Washington
As follows:
Save, excepting, and reserving therefrom the right to lay a water pipe over and across said premises and other lands for the purpose of conveying water thereacross, and such pipe to be laid a sufficient depth under ground so as not to interfere with the cultivation of said land and premises



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Covenants, conditions, and restrictions contained in instrument

Recorded: June 25, 1985

Auditor's No(s): 8506250016, records of Skagit County, Washington Executed By: Robert C. Melder and Ann J. Melder, husband and wife

As Follows:

It is covenanted and agreed that the said real property includes as an improvement thereto and thereon, that certain 1974 Mobile Home, Model Bayer 64/24T, Serial OW4536, as part thereof, it shall not be served or removed

Agreement, including the terms and conditions thereof; entered into;

By: Adjacent property owners

Recorded: August 24, 1992

Auditor's No.: 9208240070, records of Skagit County, Washington

Providing: Tenneson Road maintenance

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 23, 2003

Recording No.: 20030423000

Matters shown: Encroachment of a fence onto the Northerly portion of said premises by an undisclosed Amount

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:

Recording No: 200304230001

Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: September 25, 2008

Recording No.: 200809250004

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