

When recorded return to:
Lauren D. VerMulm
856 Southview Drive
Burlington, WA 98233



201401100049

Skagit County Auditor \$73.00
1/10/2014 Page 1 of 2 1:30PM

Recorded at the request of:

File Number: A106850

Statutory Warranty Deed

A106850-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gaye Munich, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lauren D. VerMulm, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 23 West View

Tax Parcel Number(s): P120516, 4818-000-023-0000

Lot 23, "PLAT OF WEST VIEW," as per plat recorded on June 4, 2003 under Auditor's File No. 200306040117, 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 described in Exhibit "A" attached hereto

Dated 1/02/2014

Gaye Munich

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 88
JAN 10 2014

Amount Paid \$ 3725.00
Skagit Co. Treasurer
By mg Deputy

STATE OF Washington }
COUNTY OF San Juan SKAGIT } SS:

I certify that I know or have satisfactory evidence that Gaye Munich, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-6-14

Printed Name: VICKI L. HOFFMAN
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-17

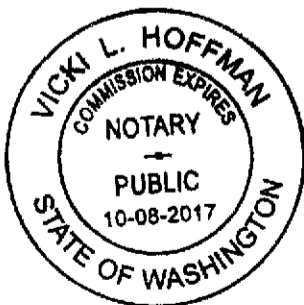


EXHIBIT A

EXCEPTIONS:

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 26, 2002
Recorded: September 6, 2002
Auditor's No: 200209060017
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."
Area Affected:

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 road 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.

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

Dated: June 3, 2003
Recorded: June 4, 2003
Auditor's No: 200306040116
Executed by: Dan R. Mitzel, Managing Member Hansell Mitzel LLC

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

Plat/Subdivision Name: West View
Recorded: June 4, 2003
Auditor's No: 200306040117

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jeremy L. Stanek and Michelle L. Stanek
Dated: July 11, 2006
Recorded: July 21, 2006
Auditor's No.: 200607210106
Purpose: Non-exclusive easement for ingress and egress
Area Affected: Portion of that certain parcel of land identified as the "Neighborhood Park"

F. Any tax, fee, assessments or charges as may be levied by West View Homeowners Association.

