

When recorded return to:
Scott Reed
PO Box 1247
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: A107227



201403050031
Skagit County Auditor \$74.00
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Statutory Warranty Deed

A107227
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Timothy A. Cooley, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Scott Reed, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 5 Block 1 Replat of Samish Terrace

Tax Parcel Number(s): P77692, 4184-001-005-0003

Lot 5, Block 1, "REPLAT OF LOTS 1 THRU 6, 10 THRU 18, 37 & 38 - BLOCK 2, AND 1 THRU 18 - BLOCK 1, SAMISH TERRACE", according to the plat thereof recorded in Volume 10 of Plats, page 10, 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 2/27/2014

Timothy A. Cooley

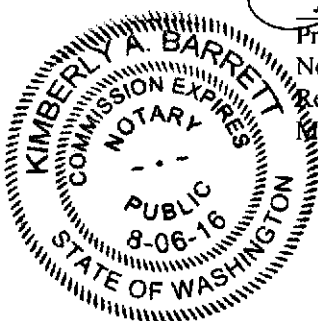
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014097
MAR 05 2014

Amount Paid \$3,725.²⁰
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 2-27-14



Kimberly A. Barrett
Printed Name: *Vicki Hoffman* Kimberly A. Barrett
Notary Public in and for the State of Washington
Residing at *Anacortes, WA Oak Harbor*
My appointment expires *10/08/2017 Aug 6, 2016*

EXHIBIT A

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: September 9, 1930
Auditor's No.: 236933
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Area Affected: Exact location is not disclosed on the record

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Samish Island Water Company, a Corporation
Recorded: June 23, 1953
Auditor's No.: 489782
Purpose: Installation and maintenance for water main and water line, together with the right of ingress and egress to such water main and line for the installation and maintenance
Area Affected: A portion of the subject property

C. Easements for ingress and egress over the unplatted property on Schedule "C" herein, as granted in document recorded under Auditor's File No. 542465 and other instruments of record.

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

Recorded: October 13, 1954
Auditor's No.: 507805

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Samish Terrace
Recorded: August 30, 1954
Auditor's No.: 505815



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F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Replat of Lots 1 thru 6, 10 thru 18, 37 & 38 - Block 2,
and 1 thru 18 - Block 1, Samish Terrance
Recorded: November 15, 1971
Auditor's No.: 760642

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

Recorded: January 08, 1990
Auditor's No.: 9001080037
Regarding: Sand Filter System

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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\$74.00

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