

WHEN RECORDED RETURN TO:

Name: Chadwick J. Gailey and Sandra L. Gailey
Address: 13725 Goodman Lane
Anacortes, WA 98221



Skagit County Auditor \$75.00
7/31/2014 Page 1 of 4 1:58PM

LAND TITLE OF SKAGIT COUNTY

149155 SA

Escrow Number: 669521
Filed for Record at Request of: Rainier Title, LLC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary E. Kirkwood and Daniel Rue, a married couple, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Chadwick J. Gailey and Sandra L. Gailey, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3 of Skagit County Short Plat No. 61-89, as approved on April 23, 1990 and recorded on May 9, 1990 in Volume 9 of Short Plats, Page 222, under Auditor's File No. 9005090045, records of Skagit County, Washington, being a portion of Revised Skagit County Short Plat No. 55-80, in Government Lot 3 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Ptn NE 1/4 SW 1/4 12-34-1, E.W.M. (AKA Lot 3, SP#61-89)

Tax Parcel Number(s): 340112-0-035-0608

Dated: July 25, 2014

Mary E. Kirkwood
Mary E. Kirkwood

Daniel Rue
Daniel Rue

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142765
JUL 31 2014

Amount Paid \$10,240.00
Skagit Co. Treasurer
By Mh Deputy

STATE OF WASHINGTON

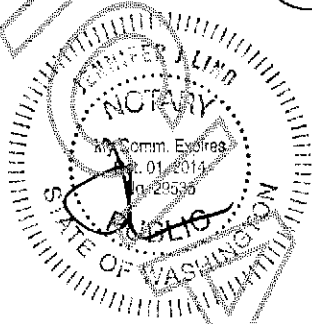
SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **Mary E. Kirkwood and Daniel Rue** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 29, 2014

Name: Jennifer J. Lind
Notary Public in the State of Washington
Residing in Bow
My Commission Expires: 10/01/2014



LPB 10-05 (i-l)



UNRECORDED INSTRUMENT DOCUMENT

Exhibit A

Subject To:

EXCEPTIONS:

A. Exceptions and reservations contained in deed from the State of Washington whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc. provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry, recorded August 1, 1922, under Auditor's File No. 157974, records of Skagit County, Washington.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company, its successors and assigns
Purpose: For underground transmission and/or distribution lines
Recorded: August 14, 1979
Auditor's No.: 7908140012

C. TERMS AND CONDITIONS OF SKAGIT COUNTY CONDITIONAL AGREEMENT ALTERNATIVE SEWAGE SYSTEM INSTALLATIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 10, 1992
Auditor's No.: 9202100055

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: The West 60 feet and the North 10 feet of the West 70 feet
Dated: Not disclosed
Recorded: June 2, 1992
Auditor's No.: 9206020047

E. EASEMENT SHOWN ON SHORT PLAT:

For: Road and utilities
Affects: West 60 feet
And For: Storm water and drainage
Affects: East 10 feet

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Skagit County Auditor

7/31/2014 Page

3 of

4

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1:58PM

Exhibit A

Subject To:

F. NOTES SHOWN ON SHORT PLAT, AS FOLLOWS:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Zoning - Rural intermediate.
4. Sewage disposal - Individual septic systems.
5. Water - private wells...Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, and the buyer should inquire and investigate as to the availability of said water.
6. An alternate on-site sewage system may have special design, construction and maintenance requirements. See Health Officer for detail.

G. TERMS AND CONDITIONS OF PROTECTED CRITICAL AREA SITE PLAN:

Recorded: June 11, 2002
Auditor's No.: 200206110001

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Edward M. Goodman and Bernice S. Goodman, husband and wife, and to their successors and assigns
Purpose: For ingress, egress and the construction, installation, replacement and repair of all utilities over, under across and through
Area Affected: The West 60 feet of Lot 3, Short Plat No. 61-89
Dated: June 1, 2011
Recorded: June 8, 2011
Auditor's No.: 201106080029

LPB 10-05 (i-i)



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Skagit County Auditor
7/31/2014 Page

4 of

4

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