



201409250051

Skagit County Auditor

\$73.00

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2 2:04PM

When recorded return to:  
Laura Lynne Kasayuli  
2521 South 15th Street  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108097

### Statutory Warranty Deed

108097  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lisa Michelle Nelson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Laura Lynne Kasayuli, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 35 A Blackburn Ridge

Tax Parcel Number(s): P113185, 4708-000-035-0100

Lot 35A, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, 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 9-22-14

Lisa Michelle Nelson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20143564  
SEP 25 2014  
Amount Paid \$ 6217.<sup>20</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lisa Michelle Nelson, 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: 9-22-14

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1/07/2015



Exhibit A

**EXCEPTIONS:**

A. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation  
And: Keith and Regina Ash, husband and wife  
Dated: September 16, 1981  
Recorded: September 23, 1981  
Auditor's No: 8109230024  
Providing: Right to connect subject property to City sewer

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

Plat/Subdivision Name: Blackburn Ridge  
Recorded: January 30, 1998  
Auditor's No: 9801300134

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

Dated: January 29, 1998  
Recorded: January 29, 1998  
Auditor's No: 9801290061  
Executed by: Dean M. Holt and Gunnar Pedersen

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

Dated: February 20, 1998  
Recorded: March 10, 1998  
Auditor's No: 9803100092  
Executed by: Gunnar Pedersen and Dean Holt

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: November 4, 1977  
Recorded: November 15, 1977  
Auditor's No: 868658  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines

Affects:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being 5 feet of and parallel with the East line of Tract "A", Short Plat 10-75

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company

