

When recorded return to:
Nicholas J. Lunsford and Alesa C. Mackool
701 W Beech Street Suite 1210
San Diego, CA 92101



Skagit County Auditor \$74.00
1/30/2015 Page 1 of 3 2:13PM

Recorded at the request of:
Guardian Northwest Title
File Number: A108632

Statutory Warranty Deed

A108632-1

THE GRANTORS Brandon Lee Simpson and Ann Marie Simpson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas J. Lunsford and Alesa C. Mackool, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3, Cedar Glen Phase II

Tax Parcel Number(s): P120974, 4825-000-003-0000

Lot 3, "CEDAR GLEN PLAT PHASE II", recorded November 13, 2003 under Skagit County Auditor's File No. 200311130098, 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 1/13/2015

[Signature]
Brandon Lee Simpson

[Signature]
Ann Marie Simpson
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 311
JAN 30 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$6,893.⁶⁰
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Brandon Lee Simpson and Ann Marie Simpson, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-20-15

[Signature]
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

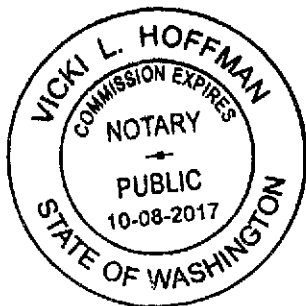


EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns
Dated: August 19, 1981
Recorded: August 20, 1981
Auditor's No: 8108200071
Purpose: "...install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services..."

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 8, 1981
Recorded: September 11, 1981
Auditor's No: 8109110033
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: March 13, 2003
Recorded: March 31, 2003
Auditor's No: 200303310327
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.



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Washington municipal corporation
Dated: September 3, 2003
Recorded: September 4, 2003
Auditor's No: 200309040153
Purpose: A perpetual exclusive easement for the free and unobstructed use and passage of all types of Aircraft
Area Affected: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property

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

Plat/Subdivision Name: Cedar Glen Plat Phase II
Recorded: November 13, 2003
Auditor's No: 200311130098

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 8, 1981
Recorded: October 13, 1981
Auditor's No: 8110150002
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Being located on the above described property beginning at a point that is 575 feet South and approximately 381 feet East of the Northwest corner thereof, thence following the approximate bearings and distances of South 30 degrees West, 50 feet; South 1 degree West, 194 feet; South 88 degrees East, 140 feet; South 84 degrees East, 160 feet to its terminus.



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