



Skagit County Auditor \$76.00  
6/30/2015 Page 1 of 5 3:33PM

When recorded return to:  
Justin Lujan Wetherbee and Emily Jean Shelly  
7639 Logsdon Lane  
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023862

**CHICAGO TITLE**  
**620023862 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kyle Grayson and Cheryl Grayson, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Justin Lujan Wetherbee and Emily Jean Shelly, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. PL05-0122, approved August 18, 2005 and recorded August 23, 2005, under Auditor's File No. 200508230121, records of Skagit County, Washington; being a portion of Lots 3, 6 and 12, PLAT OF EAGLE HILL.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123266 / 4660-000-012-0600

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 24, 2015

\_\_\_\_\_  
Kyle Grayson

\_\_\_\_\_  
Cheryl Grayson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2492  
JUN 30 2015

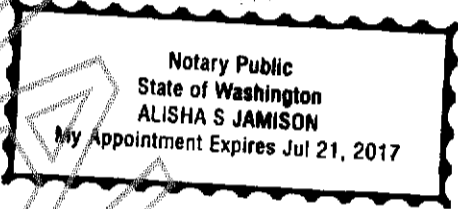
Amount Paid \$ 3,546.<sup>31</sup>  
Skagit Co. Treasurer  
By *man* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of King

I certify that I know or have satisfactory evidence that Kyle Grayson and Cheryl Grayson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 25, 2015  
Asst 2 J  
Name: ALISHA S. JAMISON  
Notary Public in and for the State of Washington  
Residing at: Tacoma, WA 98444 AEP  
My appointment expires: July 21, 2017



**EXHIBIT "A"**  
Exceptions

1. 100 foot radius well protection zone as shown on plat.  
Affects: The Southerly portion of said premises
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. PL05-0122:

Recording No: 200508230121, records of Skagit County, Wa

3. Exceptions and reservations as contained in instrument;  
Recorded: WM. H. Kimball, David N. Richardson and Charles Blair, Trustees for the stockholders of the Sound Timber Company  
Auditor's No.: 435450, records of Skagit County, Washington  
As Follows: Reserving all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same

SUBJECT TO easements for roads, electric transmission and telephone lines and roads established by public authority.

4. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: September 5, 1949  
Auditor's No(s): 435450, records of Skagit County, Washington  
In Favor Of: City of Seattle  
For: Electric transmission and/or distribution line, together with necessary appurtenances

**Note:** Exact location and extent of easement is undisclosed of record

5. Terms, conditions, and restrictions of that instrument entitled Fact Entry of Order;  
Recorded: April 25, 1995  
Auditor's No(s): 9504250017, records of Skagit County, Washington  
Regarding: Development of the subject property

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 91-104:

Recording No: 9410120004, records of Skagit County, Wa

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF EAGLE HILL:

Recording No: 9508230097, records of Skagit County, Wa

**EXHIBIT "A"**

Exceptions  
(continued)

8. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 8, 1996  
Auditor's No.: 9604080111, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Portion of said premises
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 27, 2004  
Auditor's No(s): 200404270021, records of Skagit County, Washington  
In favor of: James A. Cook Jr. and Terri E. Cook, husband and wife  
For: Utilities
10. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 8, 1994  
Auditor's No.: 9408080065, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 21, 1997  
Auditor's No(s): 9704210106, records of Skagit County, Washington  
For: The right to locate a water reservoir for the purpose of installing, constructing and maintaining water lines and right to ingress and egress
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:  
  
Reserved by: Elk Properties, LLC  
Purpose: ingress, egress and utilities  
Recording Date: January 5, 2005  
Recording No.: 200501050122, records of Skagit County, Wa  
Affects: Northerly portion of said premises
13. Easement(s) and Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Present and future owners  
Purpose: ingress, egress and road purposes over and across an existing driveway  
Recording Date: July 19, 2001  
Recording No.: 200107190094, records of Skagit County, Wa  
Affects: Northerly portion of said premises
14. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.  
  
Recording Date: June 11, 1996  
Recording No.: 9606110022, records of Skagit County, Wa

**EXHIBIT "A"**

Exceptions  
(continued)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Present and future owners  
Purpose: utility  
Recording Date: April 13, 2005  
Recording No.: 200504130109, records of Skagit County, Wa  
Affects: Northerly portion of said premises

16. Protected Critical Area Site Plan

Recording Date: March 12, 2009  
Recording No.: 200903120083, records of Skagit County, Wa