

POOR ORIGINAL



Skagit County Auditor 8/6/2015 Page 1 of 3 10:57AM \$74.00

When recorded return to:  
Jaycee L. Butler and Katie E. Butler  
7243 Channel View Drive  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109615

Statutory Warranty Deed

THE GRANTORS David L. Long and Linda K. Long, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jaycee L. Butler and Katie E. Butler, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 5, Channel View

GUARDIAN NORTHWEST TITLE CO.  
A109615-1

Tax Parcel Number(s): P117197, 4761-000-005-0000

Lot 5, "PLAT OF CHANNEL VIEW", as per plat recorded September 19, 2000 as Auditor's File No. 200009190049, 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 7/30/2015

David L. Long

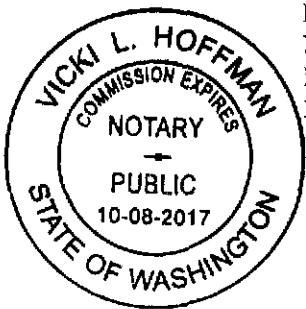
Linda K. Long

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David L. Long and Linda K. Long, 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: 8-5-15

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



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 3087  
AUG 06 2015

Amount Paid \$3440.40  
Skagit Co. Treasurer  
By HB Deputy

**EXHIBIT A**

**EXCEPTIONS:**

A. Reservations and stipulations as contained in Deeds through which title is vested, recorded September 8, 1995, under Auditor's File No. 9509080104, as follows:

"Grantor reserves for themselves, their successors and assigns, agents and employees, the right to pass and repass over and upon the property, to drill water wells, take and transport water from those wells, lay and maintain pipe for the operation of those wells for the benefit of any portion of the subject property reacquired in the future by Grantor or his successors or assigns. Grantor's rights to such water shall be superior to any competing need of Grantee, or its successors, to draw ground water. Grantors agree that they will not exercise such rights so long as the Grantor in said Deed of Trust is not in default of the payment of amounts owing to Beneficiary for the purchase price of the subject property.

B. NOTICE TO FUTURE PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Between: Channel View, L.L.C., a Washington limited liability company  
Dated: May 1, 2002  
Recorded: May 1, 2002  
Auditor's No.: 200205010097  
Regarding: Channel View Water System

Said agreement was amended by documents recorded under Auditor's File Nos. 201004050181 and 201004150071.

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

Recorded: September 19, 2000  
Auditor's No.: 200009190050  
Executed By: Michael Fohn and Maureen Fohn

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: October 3, 2001  
Recorded: October 9, 2001  
Auditor's No.: 200110090059  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected:

**Easement No. 1:** All streets, road rights-of-way, utility and public use easements as now or hereafter design, platted, and/or constructed within the above described property.

**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.

**Easement No. 3:** All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

**Easement No. 4:** No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

**Easement No. 5:** An easement are 20 feet in width having 10 feet of such width on each side of a centerline lying within Lot 8 of said Plat of Channel View more particularly described as follows: Beginning at the Southwest corner of Lot 8 of the Plat of Channel View; thence Northeasterly along the South line of said Lot 8, 110 feet; thence North 20 feet to the North line of the utility easement as delineated on the face of the Plat and the true point of beginning of this line; thence North 100 feet, said point being the terminus of this line.

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

Dated: December 17, 2003  
Recorded: December 17, 2003  
Auditor's No.: 200312170066  
Executed By: Channel View, LLC

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

Recorded: December 17, 2003  
Auditor's No.: 200312170067  
Executed By: Channel View, LLC

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

Plat/Subdivision Name: Channel View  
Recorded: September 19, 2000  
Auditor's No.: 200009190049

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 9, 2004  
Auditor's No.: 200404090078  
Area Affected: As described in said document

I. Any tax, fee, assessments or charges as may be levied by Channel View Water Association.