



201512230042

Skagit County Auditor \$78.00
12/23/2015 Page 1 of 6 11:28AM

When recorded return to:
Jeremy Mendes and Alisha Mendes

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025865

CHICAGO TITLE 620025865

STATUTORY WARRANTY DEED

THE GRANTOR(S) Abbott Gordon Thomas, as Trustee of the Abbott Gordon Thomas Revocable Trust UA May 1999

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jeremy Mendes and Alisha Mendes, Husband and Wife

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

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

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

Lot(s): 7 THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093 Tax/Map ID(s):

Tax Parcel Number(s): P124898 / 4901-000-007-0000,

Subject to:

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

Dated: December 16, 2015

Abbott Gordon Thomas Revocable Trust UA May 1999

BY:

Abbott Gordon Thomas
Abbott Gordon Thomas
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 5768
DEC 23 2015


Amount Paid \$1,251.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of MN
County of Hennepin

I certify that I know or have satisfactory evidence that Abbott Gordon Thomas is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Abbott Gordon Thomas Revocable Trust UA May 1999 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/17/2015


Name: Shannon Smith
Notary Public in and for the State of MN
Residing at: Wright County
My appointment expires: 1-31-2019

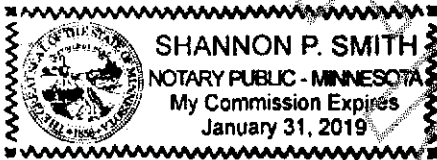


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124898 / 4901-000-007-0000

PARCEL A:

Lot 7, THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093, as approved August 15, 2006 and recorded August 21, 2006, under Auditor's File No. 200608210099, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities as recorded under Auditor's File No. 200311120047 and as delineated on the face of THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093, as approved August 15, 2006 and recorded August 21, 2006, under Auditor's File No. 200608210099, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 476723

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:

Reserved by: Pope & Talbot, Inc., a corporation
Purpose: Road purposes
Recording Date: June 17, 1952
Recording No.: 476723
Affects: North 30 feet and the South 30 feet of plat

We note that after Pope & Talbot sold subject property with the reservation of an easement only, that they then attempted to convey the North 30 feet of subject property to Skagit county for road purposes by document recorded under Auditor's File No. 530869. The Company is unable to determine the effect or the validity of said conveyance.

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 486434
Affects: Portion in easement recorded under Auditor's File No. 20031120047

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

Granted to: James W. Clark
Purpose: Road purposes
Recording Date: February 17, 1953
Recording No.: 486434
Affects: The South 30 feet of plat

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

Granted to: Doyle G. Dills and Virginia C. Dills, his wife
Purpose: Road purposes
Recording Date: March 16, 1979
Recording No.: 7903160013
Affects: The South 30 feet of plat

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 17, 1979
Recording No.: 7904170026
Affects: Portion of the West Half of the Southeast Quarter of the Northwest Quarter

7. Easement and Road Maintenance Agreement and the terms and conditions thereof

Recording Date: November 12, 2003
Recording No.: 20031120047

EXHIBIT "B"

Exceptions (continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 25, 2005
Recording No.: 200504250159
Affects: Portion of said premises
9. 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 The Glade at Thomas Creek Long Card PL-05-0093:
- Recording No: 200608210099
10. Protected Critical Area Easement and the terms and conditions thereof
- Recording Date: August 21, 2006
Recording No.: 200608210100
11. Shared Well and Water System Agreement for Thomas Creek Water System and the terms and conditions thereof
- Recording Date: August 21, 2006
Recording No.: 200608210101
12. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: August 21, 2006
Recording No.: 200608210102
13. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: January 23, 2007
Recording No.: 200701230076
14. Plat Lot of Record Certification and the terms and conditions thereof
- Recording Date: August 21, 2006
Recording No.: 200608210103
15. Shared Well and Water System Agreement for Thomas Creek Water System
- Recording Date: August 21, 2006
Recording No.: 200608210101
Regarding: Initial charge of \$2,500 will be charged to the original purchasers of Lots 3, 4, 5, 6, 7 & 8
16. Assessments, if any, levied by Thomas Creek Community Association.
17. Assessments, if any, levied by Thomas Creek Water System.

EXHIBIT "B"
Exceptions
(continued)

18. City, county or local improvement district assessments, if any.