

When recorded return to:  
Patrick L. Day  
25415 Minkler Road  
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00  
4/21/2016 Page 1 of 2 1:47PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111101

### Statutory Warranty Deed

**THE GRANTOR The Heirs and Devises of Charles J. Houston and Linda Anne Houston, both deceased** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Patrick L. Day, an unmarried individual as his separate estate** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:  
Ptn Lot 17, Tract 1, Peavey's Acreage (Aka Lot 2, SP #19-88)

Tax Parcel Number(s): **P67895, 3966-001-017-0104**

Lot 2, Short Plat No. 19-88, approved September 9, 1988, recorded October 6, 1988 in Book 8 of Short Plats, page 72, under Auditor's File No. 8810060030 and being a portion of Lots 3 through 6, inclusive, and Lot 17, Tract 1, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, Sections 17, 20, 21, 22 & 28, Township 35 North, Range 5 East, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

TOGETHER WITH vacated road right-of-way contiguous to the Westerly boundary of subject property that has reverted thereto by operation of law, pursuant to Skagit County Cause No. 92-2-00374-3.

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 per Exhibit "A" attached hereto

Dated 4-2016

Estate of ~~Charles~~<sup>JP</sup> and Linda Houston  
Julia Benson  
By: Julia Benson, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/480  
APR 21 2016

Amount Paid \$ 2710.60  
Skagit Co. Treasurer  
By Ms Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Julia Benson is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Julia Benson of Estate of Linda Houston, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-2016

Katie Hickok

**Katie Hickok**  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2019



Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 111101  
~~60710~~

Exhibit A

**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Short Plat No. 19-88  
Recorded: October 6, 1988  
Auditor's No.: 8810060030

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ivan I. and Delores A. Bacus, husband and wife, their heirs, successors and assigns  
Recorded: December 14, 1988  
Auditor's No.: 8812140092  
Purpose: Drainage, including the right of ingress and egress to repair, maintain, clean and keep clear said drainage ditch  
Area Affected: Over East 40 feet of subject property

C. Terms and Conditions of Stipulation and Order filed September 7, 1993 under Skagit County Cause No. 92-2-00374-3.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington Corporation  
Dated: December 7, 1998  
Recorded: December 24, 1998  
Auditor's No.: 9812240047  
Purpose: Right-of-way easement  
Area Affected: Portion of real estate under search

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ivan J. Bacus, Sr., Trustee of the Delores Bacus Testamentary Trust  
Dated: June 1, 2000  
Recorded: June 8, 2000  
Auditor's No.: 200006080114  
Purpose: Underground Utilities  
Area Affected: A 16-foot easement / West line of subject property