



201606100130

Skagit County Auditor \$74.00
6/10/2016 Page 1 of 2 1:46PM

When recorded return to:
David Wilcoxon and Sandy Wilcoxon
1781 Old Highway 99 North Road
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 109225

Statutory Warranty Deed

109225
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Irene L. Varhaug, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Wilcoxon and Sandy Wilcoxon, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 7, Township 36 North, Range 4 East; Ptn. SE SE

Tax Parcel Number(s): P49018, 360407-0-014-0001

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying Easterly of the Pacific Highway, and Southerly of Park Road and Northwesterly of Silver Creek.

EXCEPT any portion of said property lying Northerly and Easterly of Tracts A, B, C, D of Short Plat 15-88 approved July 12, 1988 and recorded July 13, 1988 under Auditor's File No. 8807130023 (Said property measuring 400 feet more or less East of the Northwest corner and 200 feet more or less to Silver Creek from said Northwest corner).

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 6/03/2016

Irene Varhaug
Irene Varhaug

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162373

JUN 10 2016

Amount Paid \$ 7997.28
Skagit Co. Treasurer
By MGR Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Irene Varhaug, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-7-16

Cheryl A. Froehlich
Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 1/07/2019 3/17/20

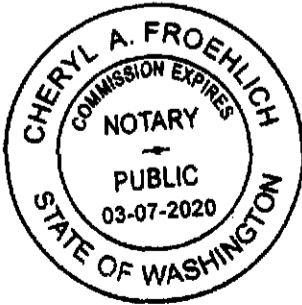


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 109225
~~5079~~

SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Whatcom County Water District No. 12
And: Ed Varhaug
Dated: May 22, 1995
Recorded: July 11, 1995
Auditor's No.: 9507110023
Regarding: Sewer Service

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: December 12, 2011
Recorded: March 19, 2012
Auditor's No.: 201203190242
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: Northwesterly portion of the subject property