

When recorded return to:
Erin L Powell
1210 Fidalgo Place
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00
10/11/2016 Page 1 of 4 4:08PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028802

CHICAGO TITLE
620028802

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Craig Taylor, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Erin L Powell, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2, FIDALGO COMMONS PUD, according to the plat thereof, recorded May 30, 2003, under
Auditor's File No. 200305300211, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120450 / 4817-000-002-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164665
OCT 11 2016

Amount Paid \$3741.22
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 4, 2016

Jeffrey Taylor
Jeffrey Craig Taylor

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey Craig Taylor is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/6/16
Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

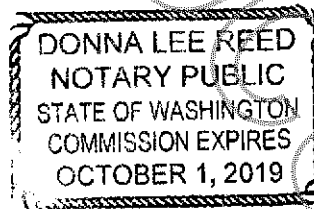


EXHIBIT "A"
Exceptions

1. 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 FIDALGO COMMONS PUD
Recording No: 200305300211

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 2003
Auditor's No(s): 200305300211, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Construction and maintenance of a water and communication line, lines or related facilities of a pipe or pipes, line or lines or related facilities along with necessary appurtenances

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: May 30, 2003
Auditor's No(s): 200305300212, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: December 4, 2003 and December 22, 2003
Auditor's No(s): 200312040104 and 200312220004, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 13, 2003
Auditor's No.: 200301130315, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 20, 2001
Auditor's No.: 200112200009, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

EXHIBIT "A"

**Exceptions
(continued)**

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 28, 2001
Auditor's No.: 200111280079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

7. Assessments, if any, levied by City of Sedro-Woolley.