



201610210151

Skagit County Auditor

\$75.00

10/21/2016 Page

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3 3:56PM

**WHEN RECORDED RETURN TO:**

Philip A. Newkirk  
7652 S Park Ave  
Concrete, WA 98237

**POOR ORIGINAL**

**DOCUMENT TITLE(S):**  
Special Warranty Deed

**GUARDIAN NORTHWEST TITLE CO.**  
112415-1

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**  
Secretary of Housing and Urban Development

**GRANTEES:**  
Philip A. Newkirk and Dawn R. Newkirk, a married couple

**ABBREVIATED LEGAL DESCRIPTION:**  
Lot 16, , Cedar Park Plat, according to the Plat thereof filed in Volume 18 of Plats at Page(s) 572, records of Skagit County, Washington.

**TAX PARCEL NUMBER(S):**  
P119229, 4795-000-016-0000

SPECIAL WARRANTY DEED  
(Not Statutory)

THE GRANTOR(S) Secretary of Housing and Urban Development for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Philip A. Newkirk and Dawn R. Newkirk, a married couple the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lot 16, Cedar Park Plat

Lot 16, "CEDAR PARK PLAT", according to the plat thereof recorded under Auditor's File No. 200206050104, records of Skagit County, Washington.

Tax Parcel Number(s): :P119229, 4795-000-016-0000

Subject to: 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. The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him

Dated: 10/20/2016

The Secretary of Housing & Urban Development

*[Signature]*  
By: BLB Resources, Authorized Agent

Johnny Tran  
Authorized Agent

Amount Paid \$  
Skagit Co. Treasurer  
Deputy

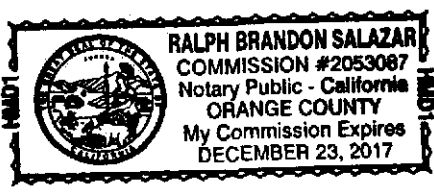
OCT 21 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California  
~~Washington~~ }  
COUNTY OF Orange  
~~Skagit~~ } SS:

I certify that I know or have satisfactory evidence that Johnny Tran is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agent of BLB Resources, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/20/16



*[Signature]*  
Notary Public in and for the State of CA  
Residing at Santa Ana  
My appointment expires: 12/23/2017

*Exhibit A*  
**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Co.  
Recorded: September 17, 2001  
Auditor's No.: 200109170157  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

**Affects:**

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted, and/or constructed within the above described property (When said streets and road are dedicated to the public, this clause shall become null and void).

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-ways.

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 handholds.

**B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Plat/Subdivision Name: Cedar Park Plat  
Recorded: June 5, 2002  
Auditor's No.: 200206050104