



201701270142

When recorded return to:
Scott Keith Lovely and Dawn Marie Lovely
9232 Liberty Bell Lane
Rockport, WA 98283

Skagit County Auditor \$77.00
1/27/2017 Page 1 of 5 1:52PM

Filed for records at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029565

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A. Cunningham & Toni Cunningham Husband and Wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Scott Keith Lovely and Dawn Marie Lovely, a married couple

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): 4 SKAGIT COUNTY SHORT PLAT NO. PL-06-1023

Tax Parcel Number(s): P45447 / 351022-1-001-0008

Subject to:

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

Dated: 01-18-17

Robert A. Cunningham

Toni Cunningham

SEAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 341
JAN 27 2017

Amount Paid \$ 4259.20
Skagit Co. Treasurer
By Deputy

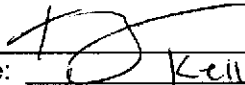
STATUTORY WARRANTY DEED
(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Robert A. Cunningham & Toni Cunningham
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 11/29/17


Name: Kelli Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17

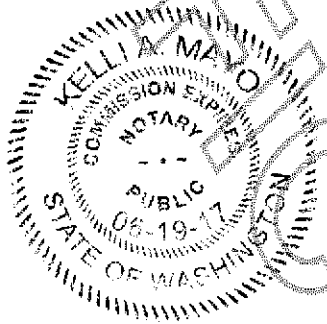


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45447 / 351022-1-001-0008

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL-06-1023, approved November 17, 2008 and recorded November 18, 2008 under Auditor's File No. 200811180001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 22, 1929
Auditor's No(s): 227885, records of Skagit County, Washington
In favor of: City of Seattle
For: Electric transmission system
Affects: The Southeasterly portion and other property

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 9, 1929
Auditor's No(s): 229305, records of Skagit County, Washington
In favor of: City of Seattle
For: Electric transmission system
Affects: The Southeasterly portion and other property

MODIFIED by instrument(s):
Auditor's No(s): 295893, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);
In favor of: City of Seattle
For: Construction, operation and maintenance of electric transmission system
Affects: The Southeasterly portion and other property
Condemned in: Skagit County Superior Court Cause No. 13420

4. Easement, including the terms and conditions thereof, granted by instrument(s);
In favor of: City of Seattle
For: Transmission line
Affects: The Southeasterly portion and other property
Condemned in: Skagit County Superior Court Cause No. 20724

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 30, 1949
Auditor's No(s): 435256, records of Skagit County, Washington
In favor of: City of Seattle, a municipal corporation
For: The purpose of access to, and protection of, Grantee's adjacent electric transmission lines
Affects: The Southeasterly portion and other property

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 20, 1965
Auditor's No(s): 670628, records of Skagit County, Washington
In favor of: City of Seattle
For: Future electric transmission and distribution line facilities
Affects: The Southeasterly portion and other property

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

Granted to: William Barnett
Purpose: Access and Utilities
Recording Date: July 12, 1999
Recording No.: 9907120206

8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 14, 2005
Auditor's No(s): 200511140270, records of Skagit County, Washington
In favor of: Glacier View Ranch, a Washington partnership
For: Ingress, egress and utilities

9. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands;
Recorded: October 31, 2000
Auditor's No(s): 200010310089, records of Skagit County, Washington

10. 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,

EXHIBIT "B"

Exceptions
(continued)

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 SKAGIT COUNTY SHORT PLAT NO. PL-06-1023:

Recording No: 200811180001

11. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: November 18, 2008

Recording No.: 200811180002

12. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: November 18, 2008

Recording No.: 200811180003

13. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: November 18, 2008

Recording No.: 200811180004

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