

When recorded return to:

Mr. and Mrs. Steven Felkins
22626 Fieldstone Lane
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
3/24/2017 Page 1 of 5 3:28PM

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1700139JB

Statutory Warranty Deed

113306
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James Latham and Kayla Latham, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven Felkins and Camille Felkins, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3, Rosario Terrace

Tax Parcel Number(s): 4966-000-003-0000 (P128212)

Lot 3, PLAT OF ROSARIO TERRACE, as approved on August 19, 2008, and recorded on August 19, 2008, under Auditor's File Number 200808190039, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated March 14, 2017

[Signature]
James Latham

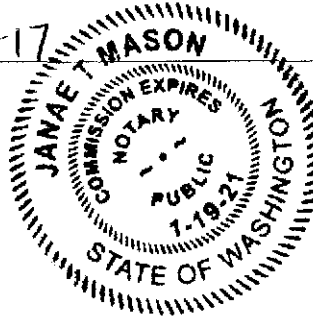
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Kayla Latham

20171170
MAR 24 2017
Amount Paid \$1056.39
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James Latham and Kayla Latham
are the persons who appeared before me, and said persons acknowledged that
signed this instrument and acknowledge it to be their own his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 3-20-17



[Signature]
Notary Public in and for the State of WA
Residing at Marisville
My appointment expires: 1-19-21

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Mount Vernon, WA 98274

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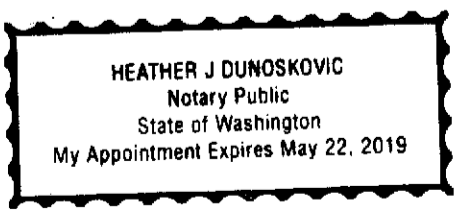
Kayla Latham
Kayla Latham

STATE OF WASHINGTON }
COUNTY OF Chelan } SS:

I certify that I know or have satisfactory evidence that ~~James Latham and Kayla Latham~~ ^{she} ~~are~~ ^{she} the person^s who appeared before me, and said person^s acknowledged that ~~they~~ ^{she} signed this instrument and acknowledge it to be ~~their~~ ^{her} free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03-20-2017

Heather J. Dunoskovic
Notary Public in and for the State of WA
Residing at Douglas County
My appointment expires: 05-22-2019



Heather J. Dunoskovic

EXHIBIT "A"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company, a Delaware Corporation
Dated: November 30, 1963
Recorded: January 7, 1963
Auditor's No.: 645104
Affects: Parcel "B"
Purpose:

The rights of way, easements and privileges to construct, maintain, operate, repair, replace, change the size of, and remove in whole or in part, a pipe-line for the transportation of oil and gas, and the products thereof, water or any other fluid or substance with the necessary fittings, fixtures, valves, appurtenances, and cathodic protection devices, and the right to maintain the right of way clear of trees, underbrush, buildings, and other obstructions, along a route to be selected by Grantee

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT CARD:

Short Card No.: PL05-0273
Recorded: December 6, 2005
Auditor's No.: 200512060129

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Dated: December 1, 2005
Recorded: December 6, 2005
Auditor's No.: 200512060131
Purpose: Perpetual easement establishing a PCA over, along and across those portions of the project, denoted as Protected Critical Area Easement, together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing proper operation and maintenance of the PCA described herein
Area Affected: A portion of the subject property

D. Terms and provisions of easement recorded December 6, 2005 under Auditor's File No. 200512060132.

E. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: December 6, 2005
Auditor's No.: 200512060130
Affects: Parcel "A"

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: April 25, 2006
Recorded: May 8, 2006
Auditor's No.: 200605080164
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantees' facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee

G. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Rosario Terrace
Recorded: August 19, 2008
Auditor's No.: 200808190039

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 25, 2008
Recorded: August 19, 2008
Auditor's No.: 200808190042

Said document states that it supersedes a similar document recorded as Auditor's File No. 200511170002.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Declaration Dated: September 14, 2009
Recorded: September 18, 2009
Auditor's No.: 200909180065

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 19, 2008
Auditor's No.: 200808190040

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Landmark Building & Development
Recorded: August 19, 2008
Auditor's No.: 200808190041
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.