



201704140115

Skagit County Auditor

\$78.00

4/14/2017 Page

1 of

4 1:48PM

When recorded return to:
Melissa S. Brancheau and Alex D. Brancheau
4532 Shantel Street
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 113447

Statutory Warranty Deed

113447

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael D. Jarrell and Denise A. Jarrell, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Melissa S. Brancheau and Alex D. Brancheau, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 147, Plat of Cedar Heights PUD 1, Phase 2

Tax Parcel Number(s): P126202, 4929-000-147-0000

Lot 147, Plat of Cedar Heights PUD 1, Phase 2, according to the plat thereof, recorded May 31, 2007, under Auditor's File No. 200705310138, records of Skagit County, Washington.

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 16 APR 17

Michael D. Jarrell

Denise A. Jarrell

STATE OF WA
COUNTY OF _____ } SS: See Attached

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

Date: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171534
APR 14 2017

Amount Paid \$ 5345.00
Skagit Co. Treasurer

By Deputy

Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

State of Florida
County of Palm Beach } SS:

On this day personally appeared and sworn before me Michael D. Jarrell
I certify that I know or have satisfactory evidence that Michael D. Jarrell, the person(s) 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: 4/10/17



Christina Mercurio
Notary Public in and for the State of Florida
Residing at West Palm Beach, FL
My appointment expires: July 27, 2020

State of Florida
County of Escambia } SS:

On this day personally appeared and sworn before me Denise A. Jarrell
I certify that I know or have satisfactory evidence that Denise A. Jarrell - military ID, ^{exp 09/29/18} the person(s) 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: April 11, 2017



Tiffany K. Bohanan
Notary Public in and for the State of Florida
Residing at Escambia County, FL
My appointment expires: June 09, 2020

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Lee M. Utke
Recorded: November 22, 2005
Auditor's No.: 200511220026

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200507220135.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: May 22, 2006
Auditor's No. 200605220170
Purpose: Electric transmission and/or distribution line, together with the necessary appurtenances
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's 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.

C. 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:

Name: Plat of Cedar Heights PUD 1 - Phase 1
Recorded: January 19, 2007
Auditor's No.: 200701190116

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

Recorded: January 19, 2007
Auditor's No.: 200701190117
Executed By: Cedar Heights LLC

Said instrument was modified by instruments recorded under Auditor's File Nos. 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077.

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

Recorded: May 31, 2007
Auditor's No.: 200705310139
Executed By: Cedar Heights, LLC

Said instrument was modified by instruments recorded under Auditor's File Nos. 200706200116, 201304040067 and 201307110091.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Cedar Heights LLC
And: City of Mount Vernon
Dated: January 18, 2007
Recorded: January 19, 2007
Auditor's No.: 200701190118
Regarding: Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road

G. 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:

Name: Play of Cedar Heights RUD 1 / Phase 2
Recorded: May 31, 2007
Auditor's No.: 200705310138

II. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Recorded: May 22, 2006
Auditor's No.: 200605220169
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

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

Recorded: May 13, 2010
Auditor's No.: 201005130070
Regarding: Right to farm disclosure

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.