

When recorded return to:
David M. Jacobsen and Renita O. Jacobsen
23592 Coema Place
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
6/23/2017 Page 1 of 5 1:45PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031103

Escrow No.: 620031103

STATUTORY WARRANTY DEED

THE GRANTOR(S) Audrey Jo. Miller and Joshua James Miller, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to David M. Jacobsen and Renita O. Jacobsen, husband and wife

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): 2 MERIMBULA

Tax Parcel Number(s): P118543 / 4784-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172781

JUN 23 2017

Amount Paid \$526490
Skagit Co. Treasurer

By *Mh* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 19, 2017

[Signature]
Audrey Jo. Miller

[Signature]
Joshua James Miller

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Audrey Jo. Miller and Joshua James Miller are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 22, 2017

[Signature]
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Ardenwood
My appointment expires: 10/27/2018

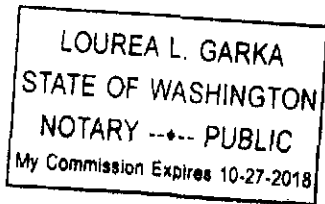


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118543 / 4784-000-002-0000

Lot 2, PLAT OF MERIMBULA, according to the Plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for access and utilities over, under, across and through "Cooma Place", as shown on the face of the plat;

AND TOGETHER WITH a non-exclusive easement for access and utilities over, under, across and through a strip of land 20 feet in width over portions of Lots 3 and 4 of said Plat of Merimbula, as shown on the face of the plat.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: Edward P. Wardell
And Between: Skagit County Sewer District No. 2
Recorded: September 28, 2000
Auditor's No.: 200009280051, records of Skagit County, Washington
Providing: Developer Extension Agreement

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 11, 2001
Auditor's No.: 200107110188, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington Corporation
For: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Affects:

Easement No. 1: All streets and road rights-of-way, access and utility easements 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-way.

Easement No. 3: All areas located within a 10(ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or drive surfaces shall be located within a 5(five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 21, 2001
Auditor's No(s): 200109210022, records of Skagit County, Washington
In favor of: Edward P. Wardell and Gail Ann Lewis-Wardell
For: Non-exclusive easement and maintenance declaration
Affects: Cooma Place, as shown on the face of the plat

4. 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 PLAT OF MERIMBULA:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200110300048

5. Agreement, including the terms and conditions thereof; entered into;
By: Skagit County Sewer District No. 2, a municipal corporation
And Between: Grandview Inc.
Recorded: December 17, 2001
Auditor's No.: 200112170143, records of Skagit County, Washington
Providing: Pay-back Agreement
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 17, 2001
Auditor's No(s): 200112170144, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer Mains
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Side Sewer
Recording Date: December 17, 2001
Recording No.: 200112170145
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Side Sewer
Recording Date: December 17, 2001
Recording No.: 200112170146
9. City, county or local improvement district assessments, if any.