

Skagit County Auditor 6/28/2017 Page 1 of 4 \$76.00 1:58PM

**AFTER RECORDING MAIL TO:**

Name GRAHAM MELVIN  
Address 1313 ORIENTAL AVE  
City / State BELLINGHAM, WA 98225

**Document Title(s):** (or transactions contained therein)

- 1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.



GUARDIAN NORTHWEST TITLE CO.  
113967

**Reference Number(s) of Documents assigned or released:**

Additional numbers on page \_\_\_\_\_ of document

**Grantor(s):** (Last name first, then first name and initials)

- 1. EDGECOMB, PETER H
- 2. EDGECOMB, CHRISTINA C.
- 3.
- 4.
- 5.  Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

- 1. MELVIN, GRAHAM
- 2. MELVIN, GRETA
- 3.
- 4.
- 5.  Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

23-35-4 PTN SW-SE LOT 1 S/P SW-2654

Complete legal description is on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel / Account Number(s):**

P123197

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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When recorded return to:  
Graham Melvin and Greta Melvin  
838 ~~Cook Road~~ 1313 Oriental Ave  
Sedro Woolley, WA 98284 Bellingham WA 98229

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113967

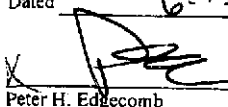
**Statutory Warranty Deed**

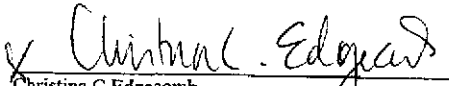
THE GRANTORS Peter H. Edgecomb and Christina C. Edgecomb, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, convey and warrants to Graham Melvin and Greta Melvin, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 23, Township 35 North, Range 4 East, SWSE (aka Lot 1 SP SW-2659)

Tax Parcel Number(s): P123197, 350423-1-006-0400


Lot 1, Short Plat No. SW-2659, recorded August 12, 2005, under Skagit County Auditor's File No. 200508120064, approved August 5, 2005; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M..  
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 6-15-17  
  
Peter H. Edgecomb


  
Christina C Edgecomb

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172859  
JUN 28 2017

STATE OF MT  
COUNTY OF Callatin ) SS:

Amount Paid \$ 6688.90  
Skagit Co. Treasurer  
By  Deputy

I certify that I know or have satisfactory evidence that Peter H. Edgecomb and Christina C Edgecomb, the persons 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: 6/15/17  
  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_


  
NODIE J HRENCHIR  
Notary Public  
for the State of Montana  
Residing at:  
Bozeman, Montana  
My Commission Expires:  
July 17, 2017

Exhibit A

**EXCEPTIONS:**

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SW-01-85  
Recorded: June 14, 1985  
Auditor's No.: 8506140021

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: September 15, 1987  
Recorded: September 24, 1987  
Auditor's No.: 8709240065  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Affects: The South 20 feet of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro-Woolley, a Washington Municipal Corporation  
Recorded: August 7, 1997  
Auditor's No.: 9708070026  
Purpose: For sewer line and related facilities  
Area Affected: A portion of the subject property

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SW-2659  
Recorded: August 12, 2005  
Auditor's No.: 200508120064

We note the Relinquishment and Termination of Easement Agreement recorded under Auditor's File No. 200603230003 which affects the drainage and utilities shown on said Short Plat.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: October 4, 2001  
Recorded: October 16, 2001  
Auditor's No.: 200110160053  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of subject property

F. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Jeremy Robertson  
And: Public  
Dated: June 14, 2005  
Recorded: August 12, 2005  
Auditor's No.: 200508120063  
Regarding: Road Maintenance Declaration