



201707060072

When recorded return to:
Christopher S. Needham and Alison B. Needham
4001 Raven Court
Everett WA 98221

Skagit County Auditor \$75.00
7/6/2017 Page 1 of 3 3:37PM

Recorded at the request of:
Guardian Northwest Title
File Number: A113873

Statutory Warranty Deed

A113873

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Edward L. Cutshall and Shirley L. Cutshall, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher S. Needham and Alison B. Needham, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 1, Amended Cedar Glen Plat

Tax Parcel Number(s): P118837, 4790-000-001-0000

Lot 1, "AMENDED CEDAR GLEN PLAT", as recorded February 21, 2002 under Skagit County Auditor's File No. 200202210051, (being a revision of Cedar Glen Plat, recorded under Auditor's File No. 200202080084).

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 7/5/17

Edward L. Cutshall
Edward L. Cutshall

Shirley L. Cutshall
Shirley L. Cutshall

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 7/5/17

Robin Barefield
Printed Name: ROBIN BAREFIELD
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 3/9/19



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173050
JUL 06 2017

Amount Paid \$ 8015.00
Skagit Co. Treasurer
By HB Deputy

Exhibit "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Properties in the West 1/2 of the Southeast 1/4 of the
Northeast 1/4 of Section 27
Recorded: November 8, 1972
Auditor's No: 776497
Purpose: Roadway, utilities and waterline
Area Affected: An undisclosed portion of the subject property

B. RESERVATIONS CONTAINED IN DEED

Executed by: Skyline Associates, a Washington Limited Partnership
Recorded: February 8, 1977
Auditor's No: 850635
As Follows:

Reserving unto the Grantor, its successors and assigns, a non-exclusive easement for access from "Clyde Way", set forth in said Skyline No. 10, to and for the benefit of real property presently owned by the Grantor adjacent to and South of the premises conveyed hereby, over and upon that portion of the premises conveyed hereby lying West of a line beginning at Point "C" and continuing South 01 degrees 21'05" West to a point on line "A".

Affects: Access Easement

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Recorded: November 9, 1999
Auditor's No: 199911090032

D. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 2, 1995
Auditor's No: 9506020038
Purpose: Access and utilities easement
Area Affected: Portion of subject property

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: January 16, 2001
Recorded: December 26, 2001
Auditor's No: 200112260206
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Portion Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200101230049.

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

Plat/Subdivision Name: Amended Cedar Glen Plat
Recorded: February 21, 2002
Auditor's No: 200202210051

A revision of "Cedar Glen Plat" recorded under Skagit County Auditor's File No. 200202080084.

G. Terms and Provisions of City of Anacortes Ordinance No. 2606, recorded January 14, 2003, under Skagit County Auditor's File No. 200301140202. Said Ordinance amending the name of 'Clyde Way' (as platted) to 'Cedar Glen Way', as said affects the subject plat.