



201707120051

Skagit County Auditor

\$76.00

7/12/2017 Page

1 of

4 1:51PM

When recorded return to:
Hakam Singh

4638 Celia Way #202
Bellingham WA 98226

Recorded at the request of:
Guardian Northwest Title
File Number: 113908

Statutory Warranty Deed

113908

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Edward P. Wardell and Gail Lewis Wardell, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hakam Singh, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 3, 4, 5 and 6, Block 28, Town of Montborne

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P113677, 4135-028-004-0001, P113678, 4135-028-006-0000

Dated 7-11-17

Edward P. Wardell
Edward P Wardell

Gail A Lewis-Wardell
Gail A Lewis Wardell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173165

JUL 12 2017

STATE OF Washington
COUNTY OF Skagit

SS:

Amount Paid \$ 2817.40

Skagit Co. Treasurer

By [Signature] Deputy

I certify that I know or have satisfactory evidence that Edward P Wardell and Gail A Lewis Wardell, 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: 7-11-17

[Signature]

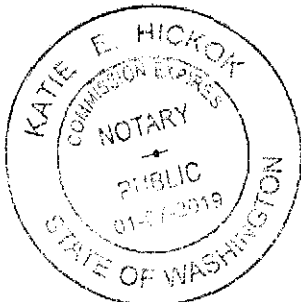
Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2019



Order No:

EXHIBIT A

PARCEL A:

Lots 3 and 4, Block 28, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the Northeasterly 1/2 of the alley and the Southwesterly 1/2 of Washington Street adjacent thereto as conveyed by Quit Claim Deed recorded March 7, 2008, under Auditor's File No. 200803070054, records of Skagit County, Washington.

TOGETHER WITH an easement as recorded on June 3, 2008, under Auditor's File No. 200806030040.

Situate in the County of Skagit, State of Washington.

PARCEL B:

Lots 5 and 6, Block 28, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the Northeasterly 1/2 of the alley and the Southwesterly 1/2 of Washington Street adjacent thereto as conveyed by Quit Claim Deed recorded March 7, 2008, under Auditor's File No. 200803070054, records of Skagit County, Washington.

TOGETHER WITH an easement as recorded on June 3, 2008, under Auditor's File No. 200806030040.

Situate in the County of Skagit, State of Washington.

Exhibit B

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Grace Anderson
And: Skagit County Sewer District No. 2
Dated: October 8, 1987
Recorded: October 14, 1987
Auditor's No.: 8710140011
Regarding: Sewer service and charges

A "Release of Charge in Lieu of Assessment" was recorded under Auditor's File No. 8812160028 acknowledging payment of \$5818.59 as per the sewer service agreement.

B. TERMS AND CONDITIONS OF CONVEYANCE OF SEWER FACILITY:

Dated: August 2, 1988
Recorded: December 16, 1988
Auditor's No.: 8812160028

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: Survey for Wardell and Lyon
Recorded: October 29, 2007
Auditor's No.: 200710290098

D. TERMS AND CONDITIONS OF CONVEYANCE OF SEWER FACILITY:

Dated: October 10, 2007
Recorded: December 31, 2007
Auditor's No.: 200712310192

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
Recorded: December 31, 2007
Auditor's No.: 200712310195
Purpose: Sewer easement
Area Affected: As disclosed in instrument

F. TERMS AND CONDITIONS OF PAY-BACK AGREEMENT:

Dated: December 13, 2007
Recorded: December 31, 2007
Auditor's No.: 200712310191

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edward P. Wardell, et ux, et al
Recorded: June 3, 2008
Auditor's No.: 200806030040
Purpose: Ingress, egress, utilities
Area Affected: As disclosed in instrument

H. 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: November 10, 1998
Auditor's No.: 9811100061
Affects: Parcel A

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: November 10, 1998
Auditor's No.: 9811100062
Affects: Parcel B