

When recorded return to:
Patricia A. Jacobsen
406 CABE LANE
SEDRU WOOLLEY, WA 98284



Skagit County Auditor \$74.00
7/19/2017 Page 1 of 2 1:46PM

Recorded at the request of:
Guardian Northwest Title
File Number: 113791

Statutory Warranty Deed 113791
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert R. Osborne and Crystal D. Osborne, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Patricia A. Jacobsen**, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn., Lot 16, Block 1, Rosedale Garden Tracts (aka Lot B SP SW-06-00)

Tax Parcel Number(s): **P118017, 4169-001-016-0200**

Lot B of Sedro Woolley Short Plat No. SW-06-00, approved March 21, 2001, and recorded March 21, 2001, under Auditor's File No. 200103210062, being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress, emergency vehicle turn around area and utilities, delineated as Cabe Lane on the face of said Short Plat. 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 7-18-17

Robert R. Osborne
Robert R. Osborne

Crystal D. Osborne
Crystal D. Osborne

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173303
JUL 19 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4721.11
Skagit Co. Treasurer
BY HB Deputy

I certify that I know or have satisfactory evidence that Robert R. Osborne and Crystal D. Osborne, 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: 7-18-17

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Wenatchee
My appointment expires: 1/07/2019

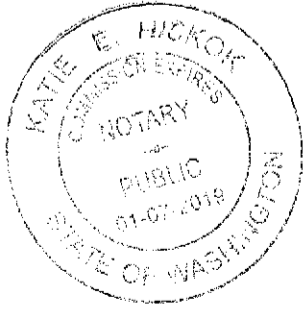


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: August 19, 1999
Recorded: August 30, 1999
Auditor's No.: 199908300064
Purpose: ". . . utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Affects: The North 8 feet of the East 8 feet of the South 18 feet of Lot 2, Short Plat SW-98-04

B. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: March 21, 2001
Recorded: March 21, 2001
Auditor's No.: 200103210061
Affects: Maintenance of Private Road and Drainage Facilities

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: Short Plat No. SW-06-00
Recorded: March 21, 2001
Auditor's No.: 200103210062

Affect, if any, of Modification of Easement, recorded March 21, 2014, under Skagit County Auditor's File No. 201403210042.