



201803020074

When recorded return to:
Mark F. Lawson and Lory Lorimer Lawson, Trustees

Skagit County Auditor \$77.00
3/2/2018 Page 1 of 4 2:32PM

13138 Buchanan Lane
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 115277

Statutory Warranty Deed

115277
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Neenia L. Stevens, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark F. Lawson and Lory Lorimer Lawson, Trustees of the Lawson Family Trust, dated December 15, 2010 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 6, Block 5, Inc Vacated Rd., Bingham Acreage

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): P62215, 3864-005-006-0002

Dated 2/28/2018

Neenia L. Stevens
Neenia L. Stevens

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 843
MAR 02 2018

Amount Paid \$ 10,151.⁰⁰
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Neenia L. Stevens, 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: 2/28/2018

Eleanor Romero

Printed Name: ~~Katie Hickok~~ Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: ~~1/07/2019~~ 6/23/2021



EXHIBIT A

Lot 6, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH the South 20 feet of vacated road adjacent to Lot 6, Block 5, as vacated by instrument recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for the installation, repair and maintenance of utilities over, under and across the following described property:

The West 20 feet of Lots 7 and 8, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

ALSO, TOGETHER WITH a non-exclusive easement for the installation, repair and maintenance of a septic drainfield system over, under, across and through the following described property:

The West 20 feet of Lots 7 and 8; the North 25 feet of the West 70 feet of Lot 9; the East 35 feet of the West 70 feet of Lot 9, EXCEPT the North 25 feet thereof; and the East 35 feet of the West 70 feet of the North 8.46 feet of Lot 10; all in Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Exhibit A

EXCEPTIONS:

A. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 15, 2001
Auditor's No.: 200108150117
Executed By: Buchanan Avenue LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: September 11, 2001
Auditor's No.: 200109110087

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Buchanan Avenue LLC, a Washington limited liability company
Recorded: August 22, 2001
Auditor's No.: 200108220078
Purpose: Ingress, egress and the installation, repair and maintenance of utilities and septic drainfield
Area Affected: As described therein

AMENDMENT TO DECLARATION OF EASEMENT:

Recorded: September 17, 2001
Auditor's No.: 200109170140

2ND AMENDMENT TO DECLARATION OF EASEMENT:

Recorded: January 17, 2003
Auditor's No.: 200301170133

C. 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: September 7, 2001
Auditor's No.: 200109070165

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 11, 2001
Auditor's No.: 200109110088
Regarding: Mechanical aerobic treatment system

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 18, 2003
Auditor's No.: 200303180168
Regarding: Aerobic Treatment Unit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.