



201903150106

03/15/2019 03:35 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Jason Henry and Vanessa Henry

13033, 208<sup>th</sup> St. NE  
Arlington, WA 98223

GUARDIAN NORTHWEST TITLE CO.  
STATUTORY WARRANTY DEED 19-1718

THE GRANTOR(S) Cathy Mueller, Personal Representative of the Estate of Sandra J. Duvarney, deceased, PO Box 25, Marblemount, WA 98267,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jason Henry and Vanessa Henry, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Section 12, Township 35 North, Range 10 East - Ptn Gov Lot 2 (aka Lot C SP PL05-0841)

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): P126640 & 351012-0-009-0300

Dated: 03/15/19

Estate of Sandra J. Duvarney

By: Cathy Mueller  
Cathy Mueller, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019939  
MAR 15 2019

Amount Paid \$ 823.<sup>80</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Cathy Mueller, Personal Representative of Estate of Sandra J. Duvarney is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15 day of March, 2019

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 7961 Tessa Lane, Marblemount, WA 98267  
Tax Parcel Number(s): P126640 & 351012-0-009-0300

**Property Description:**

Lot C, Short Plat #PL05-0841, approved September 11, 2007, recorded September 13, 2007 under Auditor's File No. 200709130081, records of Skagit County, State of Washington, being a portion of Government Lot 2, Section 12, Township 35 North, Range 10 East W.M.

Statutory Warranty Deed  
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**EXHIBIT B**

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1. Easement, affecting a portion of subject property for the purpose of Electric transmission and/or distribution line(s), together with necessary appurtenances including terms and provisions thereof granted to City of Seattle, a municipal corporation recorded September 11, 1929 as Auditor's File No. 226626
2. Easement, affecting a portion of subject property for the purpose of Access to and protection of Grantee's adjacent electric transmission lines including terms and provisions thereof granted to City of Seattle, a municipal corporation recorded September 12, 1949 as Auditor's File No. 435628
3. Easement, affecting a portion of subject property for the purpose of Electric transmission and/or distribution line(s), together with necessary appurtenances including terms and provisions thereof granted to City of Seattle, a municipal corporation recorded February 8, 1973 as Auditor's File No. 780427
4. Regulatory notice/agreement regarding Accessory Dwelling Unity that may include covenants, conditions and restrictions affecting the subject property, recorded June 13, 2002 as Auditor's File No. 200206130079 .

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.

5. Easement, affecting a portion of subject property for the purpose of non-exclusive easement for ingress, egress, and utilities including terms and provisions thereof granted to Clarence Jones recorded May 5, 2004 as Auditor's File No. 200405050082
6. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County recorded May 6, 2004 as Auditor's File No. 200405060158
7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL05-0841 recorded September 13, 2007 as Auditor's File No. 200709130081.
8. Lot certification, including the terms and conditions thereof, recorded September 13, 2007 as Auditor's File No. 200709130082. Reference to the record being made for full particulars. The company makes no determination as to its affects.
9. Assessment for Account No. P126640 by Local Utility District (LUD) No. Marblemount LUD No. 28 and Public Utility District No. 1 of Skagit County, State of Washington, recorded October 23, 2009 as Auditor's File No. 200910230064.

Public Utility District No. 1 of Skagit County should be contacted for information regarding current status of said account. Public Utility District No.1 of Skagit County is located at 1415 Freeway Drive, Mount Vernon, WA 98273. Or can be reached by calling #(360) 424-7104.

Statutory Warranty Deed  
LPB 10-05

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