



201907090071

07/09/2019 01:39 PM Pages: 1 of 3 Fees: \$103.50
Skagit County Auditor

When recorded return to:

Jordan James Clontz and Mallory Gwynn Osborne
7872 Logsdon Lane
Concrete, WA 98237

STATUTORY WARRANTY DEED 19-2287
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) James A. Lakey, unmarried and Cristie A. Lakey who acquired title as Cristie A. Lakey, unmarried, as tenants in common, each as their separate estate, 12984 North Ovenell Lane, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jordan Clontz and Mallory Osborne, unmarried persons

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

Lot 8, "PLAT OF EAGLE HILL", as per plat recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington.

Abbreviated legal description: Lot 8, Eagle Hill

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): P108408 & 4660-000-008-0000

Dated: 6-10-19

James A. Lakey

Cristie A. Lakey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2825
JUL 09 2019

Amount Paid \$ 4,633.00
Skagit Co. Treasurer
By *mm* Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James A. Lakey 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: 10 day of June, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Cristie A. Lakey 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: 10 day of June, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022

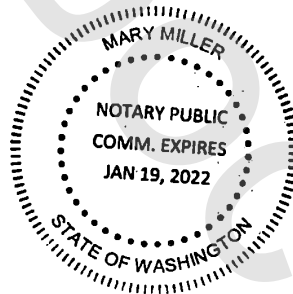


EXHIBIT B

19-2287-MM

1. Reservation by grantors, trustees for the stockholders of The Sound Timber Company in vesting deed dated August 29, 1949, recorded September 6, 1949 under Auditor's File No. 435450, as follows:

"Reserving unto the grantors, their successors and assigns, forever, all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 8, 1994, as Auditor's File No. 9408080065.

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 8, 1996, as Auditor's File No. 9604080111.

3. 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 Eagle Hill recorded August 23, 1995 as Auditor's File No. 9508230097.

4. Terms and conditions of easement for the right to locate a Water Reservoir for the purpose of installing, constructing and maintaining water lines and right to ingress and egress, as recorded on April 21, 1997, under Auditor's File No. 9704210106.

5. Easement, affecting a portion of subject property for the purpose of Driveway including terms and provisions thereof granted to James A. Lakey and Cristi A. Lakey recorded August 18, 2003 as Auditor's File No. 200308180293

6. Title notification that the subject property is adjacent to property designated Natural Resource Lands lands by Skagit county executed by James A. Lakey and Cristie A. Lakey dated December 12, 2003, recorded December 12, 2003 as Auditor's File No. 200312120121. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

7. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of Utility Easement, in favor of Public Utility District No.1 of Skagit County, recorded April 27, 2004 as Auditor's File No. 200404270021.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2287-MM

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