



202002250114

02/25/2020 01:24 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Clairissa T. Bruce
1225 North 12th Place
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

Guardian NW Title 20-4270-TW

20-4270

THE GRANTOR(S) Stefanie A. Beeman, who acquired title as Stefanie Walker, as her separate estate, 12925 Eagle Drive, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Clairissa T. Bruce, an unmarried person

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

Lot 28, "KULSHAN RIDGE P.U.D.", recorded October 9, 2003 under Auditor's File No. 200310090064, records of Skagit County, Washington.

Abbreviated legal description: Lot 28, KULSHAN RIDGE P.U.D.

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

Tax Parcel Number(s): P120908 & 4824-000-028-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20200225
FEB 25 2020

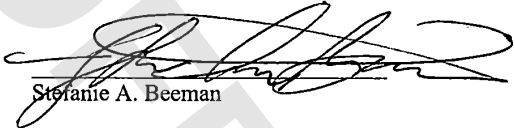
Amount Paid \$ *100.00*
Skagit Co. Treasurer
By *NA* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4270-TW

Page 1 of 4

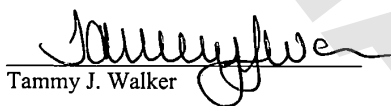
Dated: 2/21/2020


Stefanie A. Beeman

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Stefanie A. Beeman 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: 21st day of February, 2020


Tammy J. Walker

My appointment expires: 2/18/23

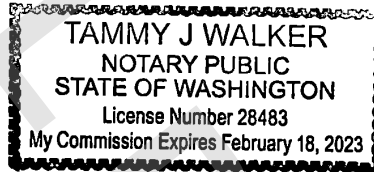


EXHIBIT A

20-4270-TW

1. RESERVATIONS CONTAINED IN DEED

Executed by: Charles T. Swett and Beryl Swett, husband and wife

Recorded: March 1, 1946

Auditor's No: 388909

As Follows:

(a) Reserving, however, unto the grantors herein their heirs or assigns, the right to use the easement, herein granted, jointly with said grantees.

(b) The grantors herein limit their warranty to the above described premises, excepting however from such warranty the South 208 feet of that portion contained in the easement grant.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington

Dated: September 20, 1962

Recorded: September 20, 1962

Auditor's No: 626799

Purpose: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)

Area Affected: South 10 feet of the East 210 feet

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington

Dated: March 1, 1996

Recorded: March 4, 1996

Auditor's No: 9603040076

Purpose: "...City to construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto..."

Area Affected: Portion of subject property

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: January 13, 2003

Recorded: January 21, 2003

Auditor's No: 200301210215

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."

Area Affected: Portion of subject property

"Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed .
(When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts, green belt areas and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-way."

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4270-TW

Page 3 of 4

5. 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: Kulshan Ridge P.U.D.
Recorded: October 9, 2003
Auditor's No: 200310090064

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

Dated: September 15, 2003
Recorded: October 9, 2003
Auditor's No: 200310090065
Executed by: Martin Loberg

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 31, 2003 and December 8, 2003
Auditor's Nos: 200310310181 and 200312080151

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 17, 2006
Auditor's No.: 200601170153