



201501020008

Skagit County Auditor \$73.00
1/2/2015 Page 1 of 2 10:25AM

When recorded return to:
Seattle City Light
Real Estate Services
Attn: Mary Davis, SMT Room 3338
700-5th Ave Ste 3200/PO Box 34023
Seattle, WA 98124-4023

Recorded at the request of:
Guardian Northwest Title
File Number: 106730

Statutory Warranty Deed

106730
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jonathan L. James and Natasha R. James, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **City of Seattle, a Municipal Corporation** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 19, Township 34 North, Range 10 East; Ptn. Gov. Lots 10 and 16 (aka Lot 3, SP #81-77)

Tax Parcel Number(s): P31061, 341019-0-011-0301

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 81-77, approved January 6, 1978, and recorded January 6, 1978, in Volume 2 of Short Plats, page 174, under Auditor's File No. 871602, records of Skagit County, Washington; being a portion of Government Lots 10 and 16, Section 19, Township 34 North, Range 10 East of the Willamette Meridian.

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 12-23-14

Jonathan L. James

Natasha R. James

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155
JAN 02 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 717.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Jonathan L. James and Natasha R. James, 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: 12-23-14

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at [Address]
My appointment expires: 1/07/2015

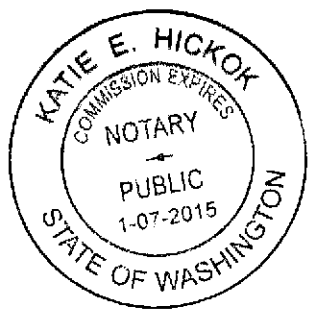


Exhibit A

EXCEPTIONS:

A. TERMS AND CONDITIONS OF CERTIFICATE OF NON-COMPLIANCE:

Dated: September 29, 2010
Recorded: September 29, 2010
Auditor's No.: 201009290114

B. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Sauk River

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Sauk River.

D. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

E. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Skagit County Short Plat 81-77
Recorded: January 6, 1978
Auditor's No.: 871602

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded: February 15, 1952
Auditor's No.: 471585
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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