

When recorded return to:
Spencer Family Trust
1305 9th Street
Anacortes, WA 98221



201111280140
Skagit County Auditor

11/28/2011 Page 1 of 6 3:38PM

Recorded at the request of:

File Number: A102718

Statutory Warranty Deed

A102718
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James M. Morgan and Shirlene Morgan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Simon, Deanne ** the following described real estate, situated in the County of Skagit, State of Washington ** Adler and Isaac Simon, Trustees of the Spencer Trust dated January 8, 1980

Abbreviated Legal:

Lot 17, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT"

Tax Parcel Number(s): P108186, 4661-000-017-0000

Lot 17, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat thereof recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington.

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 11/09/2011

signed in counterpart
James M. Morgan


Shirlene Morgan

20113594
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 28 2011

Amount Paid \$ 4868.85
Skagit Co. Treasurer
By MF Deputy

When recorded return to:
Spencer Trust
1305 9th Street
Anacortes, WA 98221

Recorded at the request of:

File Number: A102718

Statutory Warranty Deed

THE GRANTORS James M. Morgan and Shirlene Morgan, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **David Simon, Deanne Adler and Isaac Simon, Trustees of the Spencer Trust** dated January 8, 1980 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 17, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT"

Tax Parcel Number(s): **P108186, 4661-000-017-0000**

Lot 17, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat thereof recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington.

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 ²³ 11/28/2011


James M. Morgan

signed in counterpart
Shirlene Morgan



201111280140
Skagit County Auditor

STATE OF Maryland }
COUNTY OF St Mary's } SS:

I certify that I know or have satisfactory evidence that James M. Morgan, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

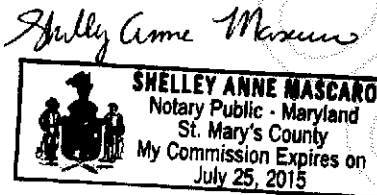
Printed Name: _____
Notary Public in and for the State of Maryland
Residing at _____
My appointment expires: _____

STATE OF Maryland }
COUNTY OF St Mary's } SS:

I certify that I know or have satisfactory evidence that Shirlene Morgan, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11.15.11

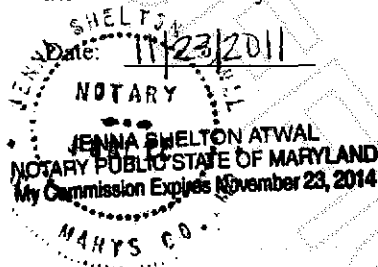
Shelley Anne Mascaro
Printed Name: _____
Notary Public in and for the State of Maryland
Residing at St. Mary's County
My appointment expires: July 25, 2015



201111280140
Skagit County Auditor

STATE OF Maryland }
COUNTY OF St Mary's } SS:

I certify that I know or have satisfactory evidence that James M. Morgan, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.



Jenna Shelton Atwal
Printed Name: Jenna Shelton Atwal
Notary Public in and for the State of Maryland
Residing at NAVY FEDERAL CREDIT UNION 44241
My appointment expires: 11/23/14

CORPORATE WAY
LEXINGTON PARK, MD
20653

STATE OF Maryland }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Shirlene Morgan, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

Printed Name: _____
Notary Public in and for the State of Maryland
Residing at _____
My appointment expires: _____



201111280140
Skagit County Auditor

EXHIBIT A

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Anacopper Copper Mining Company
Recorded: March 5, 1930, Volume 153 of Deeds, Page 158
Purpose: Road Purposes
Area Affected: Right-of-way 40 feet in width, the exact location of which is undisclosed on the record

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Corporation
Recorded: August 17, 1962
Auditor's No: 625248
Purpose: Transmission Line
Area Affected: The exact location of which is undisclosed on the record

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Recorded: August 17, 1962
Auditor's No: 625249
Purpose: Transmission Line
Area Affected: The exact location of which is undisclosed on the record

D. The interest of the City of Anacortes for a 60-foot right-of-way for road purposes, as disclosed on the face of Surveys referred to in the caption herein, and recorded under Auditor's File Nos. 877240 and 879264.

E. Affect, if any, on the subject property by reason of Surveys recorded under Auditor's File Nos. 879264, 877240 and 8807190076, the Company having made no determination as to its affect on the boundaries of the subject property.

F. AVIGATION EASEMENT:

Grantee: Port of Anacortes
Dated: September 11, 1995
Recorded: September 11, 1995
Auditor's No: 9509110140
Area Affected: A perpetual, non-exclusive easement for the free and unobstructed use and passage of all types of aircraft, over, across and through the airspace in excess of 70 feet above the property or in the vicinity of the property



201111280140
Skagit County Auditor

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Copper Pond Planned Unit Development
Recorded: September 11, 1995
Auditor's No: 9509110092

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

Dated: September 11, 1995
Recorded: September 11, 1995
Auditor's No: 9509110141
Executed by: Creekside Village Development

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 26, 1996 and October 30, 1997
Recorded: March 20, 1997 and December 17, 1997
Auditor's Nos: 9703200089 and 9712170015

- I. Any tax, fee, assessments or charges as may be levied by Copper Pond Homeowners Association.



201111280140
Skagit County Auditor