

When recorded return to:

Janice B Larson
5307 Doon Way
Anacortes, WA 98221



201201170119
Skagit County Auditor

1/17/2012 Page 1 of 5 3:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014622

CHICAGO TITLE

620014622

STATUTORY WARRANTY DEED

THE GRANTOR(S) Evan L Maxwell and Ann E Maxwell, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Janice B Larson, an unmarried individual, as her separate estate

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): LOT 53 SKYLINE NO. 7 AND PTN SW NW, 27-35-01

Tax Parcel Number(s): P59634, 3823-000-053-0005

Subject to: Covenants, conditions, restrictions, and easements of record.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 13, 2012

Evan L Maxwell

Evan L Maxwell

Ann E Maxwell

Ann E Maxwell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012115

JAN 17 2012

Amount Paid \$ 11,575.00

Skagit Co. Treasurer

By

Deputy

STATUTORY WARRANTY DEED

(continued)

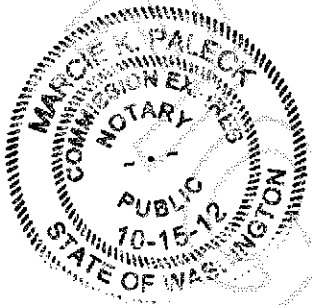
State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that EVAN L. MAXWELL AND
ANNE MAXWELL

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: January 13 2012



Marcie Palech
Name: MARCIE K. PALECH
Notary Public in and for the State of Washington
Residing at: Moent Ueym, WA
My appointment expires: October 15 2012



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P59634 and 3823-000-053-0005

Lot 53, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

All that portion of the Southwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Southerly corner of Lot 53, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;
Thence South 37°45'03" West for 95 feet;
Thence Westerly along a curve to the left, having a radius of 60 feet and a central angle of 15°40'40", an arc distance of 16.42 feet to a point which lies South 22°04'23" West for 95 feet to the most Westerly corner of Lot 53;
Thence North 22°04'23" East for 95 feet to the most Westerly corner of Lot 53
Thence Southeasterly along the Southwesterly line of said Lot 53 for 42.41 feet to the point of beginning.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 20, 1976, April 1, 1969 and April 3, 1978
Auditor's No(s): 842879; 765812 and 876649, records of Skagit County, Washington
 2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKYLINE NO. 7:

Recording No: 722987
 3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1962
Auditor's No(s): 617291, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Location is undetermined of record
 4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: July 19, 2004
Auditor's No(s): 200407190181, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner
- AMENDED by instrument(s):
Recorded: July 23, 2004 and June 6, 2005
Auditor's No(s): 200404230174 and 200506060071, records of Skagit County, Washington
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
 6. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: April 27, 1992
Recording No.: 9204270095
 7. Notes on the face of that survey recorded April 27, 1992, under Auditor's File No. 9204270095, records of Skagit County, Washington, as follows:

A. The length of the curvature of this lot – along DOON WAY is erroneously shown 75.36 feet. The correct length as per actual curve data is 79.36 feet.

B. Construction of dwellings, driveways, fences, etc. are subject to the approvals of the appropriate city officials
 8. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: August 15, 2006
Recording No.: 200608150107
 9. Terms, conditions, and restrictions of that instrument entitled City of Anacortes Ordinance No. 2787;



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EXHIBIT "B"

Exceptions

Recorded: October 9, 2008
Auditor's No(s): 200810090083, records of Skagit County, Washington

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Anacortes.
12. Assessments, if any, levied by Skyline Beach Club, Inc..

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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