

When recorded return to:

John M. Padovan
1707 8th Street
Anacortes, WA 98221



201201250121
Skagit County Auditor

1/25/2012 Page 1 of 5 1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620014691

CHICAGO TITLE

620014691

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty Sipma, a single person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John M. Padovan, a sinigle person, as his 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:

Lot(s): PTN LOTS 7, 8 AND 9 Block: BLK 23 WEST ADD CLEAR LAKE

Tax Parcel Number(s): P103689, 4144-023-009-0010

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


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

Dated: January 11, 2012


Betty Sipma

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012167
JAN 25 2012

Amount Paid \$ 1073.00
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

BETTY SILMA

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 24 2012

MARCIE K. PALECK

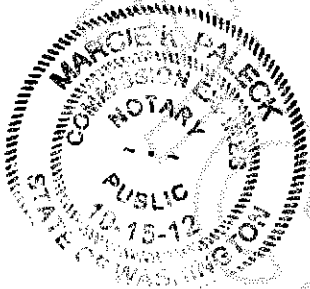
Marcie Paleck

Name:

Notary Public in and for the State of Washington

Residing at: Moent Union WA

My appointment expires: October 15 2012



201201250121
Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103689 and 4144-023-009-0010

PARCEL A:

Those portions of Lots 7, 8 and 9, Block 23, and vacated Bandy Street of the Plat of West Addition Clear Lake, Washington, as recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of the South 15.00 feet of Lot 9;
Thence North 00°09'24" East along the East line of Lot 9, a distance of 152.48 feet to the South line of vacated Bandy Street;
Thence North 00°22'53" West, a distance of 40.01 feet to the North line of vacated Bandy Street;
Thence South 89°37'18" West along said North line, a distance of 247.13 feet;
Thence South 00°20'14" West, a distance of 189.90 feet to the North line of the South 15.00 feet of said Lot 7;
Thence South 89°46'43" East, along the North line of the South 15.00 feet of Lots 7, 8 and 9, a distance of 248.09 feet to the point of beginning of this description.

Also known as Parcel D of Boundary Line Adjustment Survey recorded under Auditor's File No. 200710300026, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities over, across and through a portion of Lots 3, 4, 7 and 8 in Block 23 of said Plat of West Addition Clear Lake, Washington, described as follows:

Beginning at the Southwest corner of said Lot 3;
Thence South 89°51'31" East along the South line of said Lot 3, a distance of 0.95 feet;
Thence North 00°20'14" East, a distance of 142.78 feet to the point of curvature of a curve to the right having a radius of 35.00 feet;
Thence Northeasterly along said curve through a central angle of 89°53'03", and an arc distance of 54.91 feet;
Thence North 00°13'17" East, a distance of 20.00 feet to the North line of the South 25.00 feet of said Lot 8;
Thence North 89°46'43" West, parallel with the South line of said Lot 8 and said Lot 7, a distance of 90.00 feet;
Thence South 00°13'17" West, a distance of 90°06'57", and an arc distance of 55.05 feet;
Thence South 00°20'14" West, a distance of 142.67 feet to the North line of Pringle Street;
Thence South 89°51'31" West, along the North line of Pringle Street, a distance of 19.05 feet to the point of beginning of this description.

Situated in Skagit County, Washington



EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 2, 1977
Auditor's No(s): 857432, records of Skagit County, Washington
In favor of: Skagit County, a municipal corporation
For: A drainage ditch
Affects:

The West 10 feet of the East 20 feet of that portion of vacated Birch Avenue as shown on the Plat of West Addition Clear Lake, Washington, recorded in Volume 4 of Plats, at page 32, records of Skagit County, Washington, lying between the North line of Pringle Street and the North line of vacated Bandy Street.

Also, a 20 foot strip of land over and across that portion of the Northeast Quarter of the Southwest Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, lying between the North line of vacated Bandy Street, as shown on the plat of Clear Lake, recorded in Volume 4 of Plats, page 23, records of Skagit County, Washington and the Southerly right-of-way of the Mud Lake Road No. 7860, the centerline of said strip being the centerline of vacated Birch Avenue, of the said Plat of West Addition Clear Lake, Washington, projected North to the said Mud Lake Road.

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 1978
Auditor's No(s): 880416, records of Skagit County, Washington
In favor of: Paul E. Taylor and Barbara Ann Taylor, husband and wife
For: Water utilities
Affects: Said premises and other property
3. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;
Recorded: June 22, 1989
Auditor's No(s): 8906220007, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 6, 2004
Auditor's No(s): 200404060023, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: PUD Utility Easement
Affects: Said premises and other property
5. Public and private easements, if any, over vacated portion of said premises.
6. 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 BOUNDARY LINE ADJUSTMENT SURVEY:

Recording No: 200710300026
7. Covenants, conditions, and restrictions contained in instrument(s), 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: October 30, 2007
Auditor's No(s): 200710300026, records of Skagit County, Washington
Executed By: Betty Sipma
As Follows: The herein described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot
8. Plat Lot of Record Certification



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EXHIBIT "B"
Exceptions

Recording Date: November 5, 2007
Recording No.: 200711050143

9. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,

Recording Date: October 30, 2007
Recording No.: 200710300026

10. Covenants, conditions and restrictions 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 in the document

Recording Date: March 18, 2009
Recording No.: 200903180105

11. City, county or local improvement district assessments, if any.

