

When recorded return to:  
Karl Holzmuller and Cheryl L. Chavers  
2309 Westwood Drive  
Anacortes, WA 98221



201302190195  
Skagit County Auditor

2/19/2013 Page 1 of 5 3:53PM

Recorded at the request of:

File Number: A105284

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

*A105284*  
THE GRANTORS Carol Spencer and Stanley Spencer, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Karl Holzmuller and Cheryl L. Chavers, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 8, Westwood PUD

Tax Parcel Number(s): P110959, 4688-000-008-0000

Lot 8, PLAT OF WESTWOOD PUD, according to the Plat thereof, recorded in Volume 16 of Plats, pages 152 and 153, 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 *2/18/2013*

  
Carol Spencer

signed in counterpart  
Stanley Spencer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2013557*

FEB 19 2013

Amount Paid \$ *6475.30*  
Skagit Co. Treasurer  
By *jam* Deputy

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Dated 2/15/2013

signed in counterpart  
Carol Spencer

Stanley Spencer



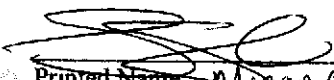
201302190195

Skagit County Auditor

STATE OF AZ  
COUNTY OF Maricopa } SS:

I certify that I know or have satisfactory evidence that Carol Spencer is 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: 2/15/13

  
Printed Name: Megan Osgood  
Notary Public in and for the State of AZ  
Residing at Maricopa County  
My appointment expires: 10/2/15



STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Stanley Spencer is 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 \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



201302190195  
Skagit County Auditor

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Carol Spencer is 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.

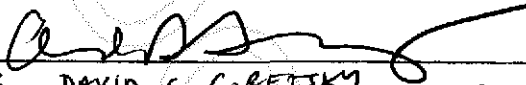
Date: \_\_\_\_\_

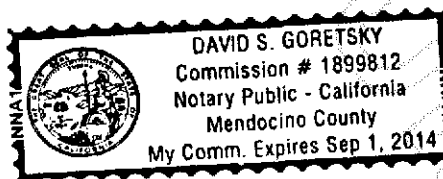
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF California }  
COUNTY OF Mendocino } SS:

I certify that I know or have satisfactory evidence that Stanley Spencer is 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: 02-15-2013

  
Printed Name: DAVID S. GORETSKY  
Notary Public in and for the State of California  
Residing at P.O. Box 1530 Graceland CA 95445  
My appointment expires: Sept 1, 2014



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Skagit County Auditor

# EXHIBIT A

## EXCEPTIONS:

### A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes  
Dated: September 8, 1987  
Recorded: October 10, 1988  
Auditor's No: 8810100046  
Regarding: Latecomer connection charges for water extension

### B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes  
And: Woolworth Development  
Dated: July 19, 1991  
Recorded: January 10, 1992  
Auditor's No: 9201100074  
Regarding: Latecomer agreement for sewer connection

### C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Westwood PUD  
Recorded: January 3, 1997  
Auditor's No.: 9701030038

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

Dated: April 14, 1997  
Recorded: April 14, 1997  
Auditor's No: 9704140108  
Executed by: BBC Investment, Inc.

### E. Terms and Conditions of An Ordinance Changing the Names of Certain Streets:

Dated: April 5, 1999  
Recorded: May 11, 1999  
Auditor's No: 9905110116  
Affects: Lots 11, 12, 13, 14, 15 and 16

### F. Any tax, fee, assessments or charges as may be levied by Westwood PUD Owner's Association.



201302190195

Skagit County Auditor