



Skagit County Auditor \$74.00  
6/12/2013 Page 1 of 3 2:13PM

When recorded return to:  
Robert Lee and Jennifer Lee  
3005 Meridian Court  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132208

JUN 12 2013

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Amount Paid \$ 11,662.22  
Skagit Co. Treasurer  
By *Nmm* Deputy

CHICAGO TITLE  
620019022

Escrow No.: 245358532

STATUTORY WARRANTY DEED

THE GRANTOR(S) James L Baird and Shelly L. Baird, husband and wife

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

in hand paid, conveys, and warrants to Robert Lee and Jennifer Lee, husband and wife

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

Lot 7 of City of Anacortes Short Plat No. ANA-94-003, entitled "Meridian Ridge," as approved February 15,

1996, and recorded March 5, 1996, in Volume 12 of Short Plats, Pages 78 and 79, under Auditor's File

No. 9603050070, records of Skagit County, Washington; being a portion of the Northwest quarter in

Section 27, Township 35 North, Range 1 East of the Willamette Meridian;

Situate in Skagit County, Washington

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

Tax Parcel Number(s): 108684, 350127-2-004-1300

STATUTORY WARRANTY DEED  
(continued)

Dated: June 4, 2013

James L Baird  
James L Baird

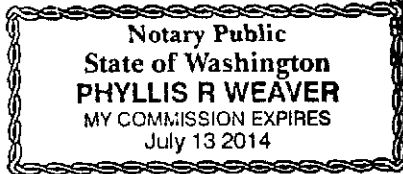
Shelly L Baird  
Shelly L Baird

State of WA  
County of THURSTON

I certify that I know or have satisfactory evidence that James L Baird and Shelly L. Baird are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 10, 2013

Phyllis R. Weaver  
Name: Phyllis R. Weaver  
Notary Public in and for the State of WA  
Residing at: TUMWATER, WA  
My appointment expires: 7/13/14



**SPECIAL EXCEPTIONS**

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 CITY OF ANACORTES SHORT PLAT NO. ANA-94-003 entitled "MERIDIAN RIDGE":

Recording No: 9603050070

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 5, 1996  
Recording No.: 9603050071

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 2004  
Recording No.: 200408180019

