

When recorded return to:
Stephen Williams and Darla Williams
3903 N. Avenue
Anacortes, WA 98221



201306210065

Skagit County Auditor \$75.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY

507 Front Street
Lynden, WA 98264

Escrow No.: 245358090

CHICAGO TITLE
620018860

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia I. Perkins, an unmarried woman

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 Stephen Williams and Darla Williams, husband and wife

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

See Exhibit "A"

Abbreviated Legal: (Required if full legal not inserted above.) PTN NE SE, 25-35-01

Tax Parcel Number(s): P32159/ 350125-0-153-0004

Dated: June 19, 2013

Patricia I. Perkins
Patricia I. Perkins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132377

JUN 21 2013

Amount Paid \$ 4971.20
Skagit Co. Treasurer
By *lck* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Patricia I. Perkins is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 19, 2013

Judith Anne Williams
Name: JUDITH WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 10/29/14

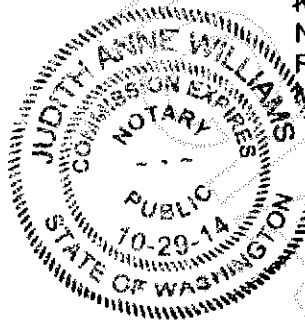


Exhibit A Legal

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 09.28.12

WA-CT-FNBG-02150.622463-245358090



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STATUTORY WARRANTY DEED
(continued)

PARCEL A:

Tract A of Survey recorded in Volume 2 of Surveys, page 150, under Auditor's File No. 7904160035, records of Skagit County, Washington; being a portion of the West Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

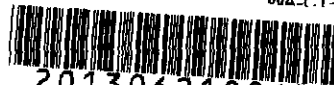
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain

30 foot strip of land in the West Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian, lying North of that certain tract

described as Parcel A in Contract of Sale to James David Mitchell, et ux, dated July 15, 1974, recorded July 16, 1974, under Auditor's File No. 803683, records of Skagit County, Washington, the East line of which is the East line of said Parcel A hereinabove described extended North and the North line of which

is the South line of that certain tract of land conveyed to the City of Anacortes by Deed dated July 26, 1973, and recorded October 24, 1975, under Auditor's File No. 825300, records of Skagit County, Washington.

Situate in Skagit County, Washington.



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STATUTORY WARRANTY DEED
(continued)

Exhibit B Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: July 16, 1974

Auditor's No(s): 803683, records of Skagit County, Washington

For: Road purposes

Affects: Northeasterly portion

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 29, 1979

Auditor's No(s): 7905290013, records of Skagit County, Washington

In favor of: Frank J. Chambers and Lorelei A. Chambers, husband and wife

For: A non-exclusive easement for utilities over, along and under the East 20 feet of said premises

3. Covenant contained in deed dated May 23, 1979, recorded May 29, 1979, under Auditor's File No. 7905290013,

records of Skagit County, Washington, as follows:

Grantors further covenant that they will not maintain, construct or grow or permit to be maintained, constructed or

grown any structure or plants of any nature more than 7 feet high above the present ground level on the East 60

feet of Tract A of that certain Survey recorded in Volume 2 of Surveys, page 150, which Agreement Grantors

agree is necessary to protect the view of said Tract B, it being understood and agreed that this covenant shall run

with the be appurtenant to said Tract B, provided, Grantors shall have one year from the date hereof to remove the

present horse barn on said Easterly 60 feet of said Tract A. If any action or suit is brought to enforce this covenant,

the prevailing party shall be entitled to recover reasonable attorney fees in addition to other costs and disbursements.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: E. S. Bell, Jr

Purpose: Side sewer

Recording Date: April 13, 2012

Recording No.: 201204130144

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: E. S. Bell, Jr

Purpose: Side sewer

Recording Date: April 13, 2012

Recording No.: 201204130145

