

When recorded return to:
James Moore Licata
2308 22nd Street
Anacortes, WA 98221

201307120122
Skagit County Auditor
7/12/2013 Page 1 of 2 \$73.00
211:03AM

Recorded at the request of:

File Number: A105910

Statutory Warranty Deed

A105910-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Melvin Daniel Dalbey and Anne Clayton Dalbey, Trustees of the Melvin Daniel Dalbey and Anne Clayton Dalbey Living Trust dated 30 July, 2008 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James Moore Licata, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 16, 17 and ptn. 18, Block 228, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON",

Tax Parcel Number(s): P117450, 3772-228-018-0000

The West ½ of Lot 18, and all of Lots 16 and 17, Block 228, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

(Also known as Lot 2, "WINDWARD VILLAGE")

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 per Exhibit "A" attached hereto

Dated 7/02/2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132710

JUL 12 2013

Melvin Daniel Dalbey and Anne Clayton Dalbey,
Trustees of the Melvin Daniel Dalbey and Anne
Clayton Dalbey Living Trust dated 30 July, 2008

Amount Paid \$ 7,107.20
By KE Skagit Co. Treasurer Deputy

By: Melvin Daniel Dalbey, Trustee

By: Anne Clayton Dalbey

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Melvin Daniel Dalbey and Anne Clayton Dalbey are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Melvin Daniel Dalbey and Anne Clayton Dalbey Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-3-13

Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013

EXHIBIT A

EXCEPTIONS:

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

Recorded: June 15, 1995
Auditor's No.: 9506150090
Executed By: Richard Ekern and Patria R. Davis

B. Terms and conditions, if any, of that height restriction recorded November 26, 1997 under Skagit County Auditor's File No. 9711260035.

C. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: October 20, 2000
Auditor's No.: 200010200150 (Vol. 24, page 42)
Survey Affects: Portion Blocks 213, 227 and 228

D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: City of Anacortes
Recorded: October 26, 2000
Auditor's No.: 200010260046
As Follows:

"The City hereby reserves easements for the construction, repair and maintenance of utilities, including power, communications, cable, gas, water, sewer, and storm sewer, over, along and through said area being vacated."

(Affects 12 feet lying South of real estate under search)

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

Recorded: March 19, 2001
Auditor's No.: 200103190182
Executed By: Island Development, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 20, 2001
Recorded: June 22, 2001
Auditor's No.: 200106220109



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