

When recorded return to:
Jonathan T. DiMarco
13431 North Green Street
Anacortes, WA 98221



201307120184

Skagit County Auditor
7/12/2013 Page

1 of

\$73.00
2 4:11PM

Recorded at the request of:

File Number: A105894

Statutory Warranty Deed

A105894-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Serge Letorgeon and Sylvia J. Letorgeon, Trustees of the 'Serge Letorgeon Trust' dated March 20, 2008 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jonathan T. DiMarco, a single individual the following described real estate, situated in the County of Skagit, State of Washington. person

Abbreviated Legal:

Lot 2, Block 3 and Lot 7, Block 2, Similk Beach

Tax Parcel Number(s): P69223, 4001-002-007-0000, P69231, 4001-003-002-0011

PARCEL "A":

Lot 2, Block 3, "SIMILK BEACH", according to the plat thereof, recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington.

PARCEL "B":

Lot 7, Block 2, "SIMILK BEACH", according to the plat thereof, recorded in Volume 4 of Plats, page 51, 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 per Exhibit "A" attached hereto

Dated 7/08/2013

Serge Letorgeon Trust dated March 20, 2008

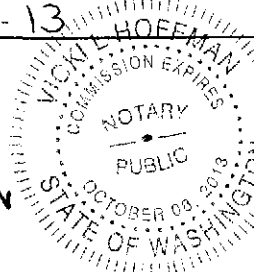
By: Serge Letorgeon, Trustee

By: Sylvia J. Letorgeon, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 7-10-13



Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132736

JUL 12 2013

Amount Paid \$ 5968.00
By KK Skagit Co. Treasurer Deputy

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Similk Beach Development Company
Auditor's Nos.: 223580 and 364870
Purpose: Water and sewer pipe lines and telephone and electric transmission lines
Area Affected: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

B. Restrictive covenants contained in Deeds recorded under Auditor's File Nos. 223580 and 364870 through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 23, 2007
Auditor's No.: 200704230173
Affects: Parcel "A"

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 2, 2007
Auditor's No.: 200708020006
Regarding: Building set backs

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Name: Similk Beach
Recorded: July 25, 1927
Auditor's No.: 207637

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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