

When recorded return to:

Drew T. Schnabel
2203 22nd Street
Anacortes, WA 98221



201307230060

Skagit County Auditor

\$74.00

7/23/2013 Page

1 of

3 1:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019272

CHICAGO TITLE
620019272

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brady Rowe and Rachel Beck, unmarried persons, each as their separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Drew T. Schnabel, an unmarried person

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

PARCEL A:

Lots 1, 2 and the East Half of Lot 3, Block 214, MAP OF THE CITY OF ANACORTES, according
to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County,
Washington;

(Also known as Lot 12 of Survey recorded January 24, 2002, under Auditor's File No.
200201240260, records of Skagit County, Washington).

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities over a portion of vacated 22nd Street as reserved in
City of Anacortes Ordinance No. 2689, recorded February 14, 2005, under Auditor's File No.

200502140191, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

An easement for ingress, egress and utilities over the Northerly portion of Lot 11 of Survey
recorded January 24, 2002, under Auditor's File No. 200201240260, records of Skagit County,
Washington, as granted by instrument recorded July 3, 2003, under Auditor's File No.

200307030166, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P118615 / 3772-214-003-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 288.2
JUL 23 2013

Amount Paid \$ 6030.30
Skagit Co. Treasurer
mam Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2013

Brady Rowe
Brady Rowe

Rachel Beck
Rachel Beck

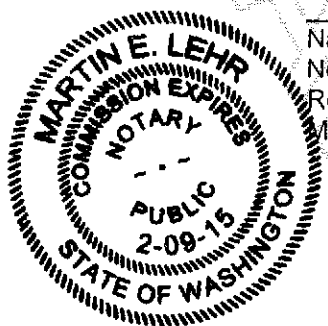
State of WASHINGTON

County Skagit of Skagit

I certify that I know or have satisfactory evidence that Brady Rowe and Rachel Beck

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 22, 2013



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-13



201307230060

EXHIBIT "A"
Exceptions

1. Easement provisions contained on the face of said survey, as follows:

A utility easement as shown on the survey hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company, and AT&T Cable Television Company and their respective successors and assigns, under and upon the property in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purposes of serving this subdivision and other property with electric, gas, telephone, and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: March 19, 2001

Auditor's No(s): 200103190182, records of Skagit County, Washington

Executed By: Island Development, LLC

AMENDED by instrument(s):

Recorded: June 22, 2001

Auditor's No(s): 200106220109, records of Skagit County, Washington

Certificate of Annexation of Parcel to "Windward" and Subjection of Parcel to Declaration of Protective Covenants for Windward;

Recorded: November 7, 2006

Recording No.: 200611070060

3. Terms and conditions of the easement set forth in **Parcels B and C of Exhibit "A"**.
4. Dues, charges and assessments, if any, levied by Windward Association.
5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

