

When recorded return to:  
David Simon and Pimpawan Simon  
3803 Sterling Place  
Anacortes, WA 98221



Skagit County Auditor  
7/29/2013 Page

1 of 2 1:43PM  
\$73.00

Recorded at the request of:

File Number: A106011

### Statutory Warranty Deed

A106011-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Katharine L. Haskell, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Simon and Pimpawan Simon, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 19 Sterling Place

Tax Parcel Number(s): P107106, 4641-000-019-0008

Lot 19, "STERLING PLACE", as per plat recorded in Volume 16 of Plats, pages 13 and 14, records of Skagit County, Washington.

TOGETHER WITH a 15- foot private easement for access and utilities as delineated on the face of said plat across the Southwesterly portion of Lot 20 of said Plat.

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 described in Exhibit "A" attached hereto

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated 7/19/2013

Katharine L. Haskell

2013 2975  
JUL 29 2013

Amount Paid \$ 5,790.<sup>00</sup>  
Skagit Co. Treasurer  
By *Indem* Deputy

by *Karen S. Lawrence, PCA*

ACKNOWLEDGEMENT-Attorney in Fact

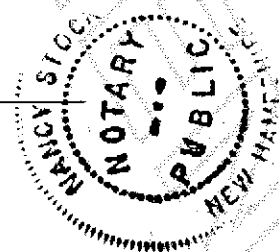
STATE OF NEW HAMPSHIRE }  
County of *Carroll* } ss

On this 23 day of July, 2013, before me personally appeared Karen S. Lawrence to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Katharine L. Haskell and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



*Nancy Stock*  
Notary Public in and for the State of New Hampshire  
Residing at: *Brookfield NH*  
My Appointment Expires: *01-25-2017*



## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: May 13, 1994  
Recorded: May 26, 1994  
Auditor's No.: 9405260010  
Purpose: Underground Electric System  
Area Affected:

Easement No. 1: All street and road rights-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property, being parallel to and coincident with the boundaries of Sterling Place and 6th Street West, as designed, platted and/or constructed within the above described property.

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

Dated: January 31, 1995  
Recorded: February 8, 1995  
Auditor's No.: 9502080048  
Executed by: Wilmoor Development Corporation, a Washington corporation

#### C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sterling Place  
Recorded: December 1, 1994  
Auditor's No: 9412010072

#### D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation  
And: Ken W. Outland and April M. Outland  
Dated: May 23, 2003  
Recorded: May 30, 2003  
Auditor's No.: 200305300198  
Regarding: Encroachment  
Affects: Proposed 20 feet by 110 feet into the city right of way along Minnesota Avenue for additional parking and landscaping



201307290145