

When recorded return to:
Qben D. Oliver and Cassy A. Oliver
4115 Jasper Way
Anacortes, WA 98221



Skagit County Auditor \$75.00
8/29/2013 Page 1 of 4 10:52AM

Recorded at the request of:

File Number: A106498

Statutory Warranty Deed

A106498-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Richard Lary and Julie Lary, Trustees of the Rajalary Revocable Trust dated December 21, 2010 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Qben Oliver and Cassy Oliver, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tract E Fidalgo Bay Add to Anacortes Aggregation

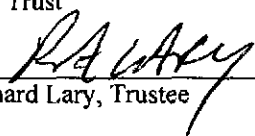
For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P60731, 3841-023-038-0005

Dated 8/26/2013

Rajalary Trust


By: Richard Lary, Trustee


By: Julie Lary, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20,335.16
AUG 29 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1687.10
Skagit Co. Treasurer
By *man* Deputy

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

Dated: 8-27-13


Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013

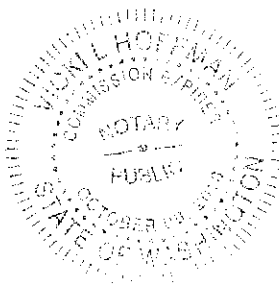


EXHIBIT A

Lot E, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County; being a portion of Blocks 15 through 32, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement, 12 feet in width, for the sole purpose of installing a septic drainfield effluent line from septic tank (located on Lot E) to drainfield (located on Lot E), located on the West 55 feet of Lot Q, Fidalgo Bay Addition to Anacortes Map of Aggregation, more specifically described as to be located in that "valley-draw" topographic feature located within said West 55 feet of Lot Q. Said easement to be appurtenant to Lot E.



201308290059

EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
Recorded: April 20, 1951
Auditor's No: 459750
Purpose: Electric line
Area Affected: "Playground Park"

B. Reservation of easement to provide access to City of Anacortes Timber Lands, as reserved in Order of Vacation of Streets recorded July 23, 1984, as Auditor's File No. 8407230001.

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

Recorded: December 10, 2010
Auditor's No.: 201012100104

Said covenants replace and supercede all previously recorded covenants and amendments thereto.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 22, 2011 and October 25, 2012
Recorded: July 22, 2011 and October 30, 2012
Auditor's No.: 201107220084 and 201210300055

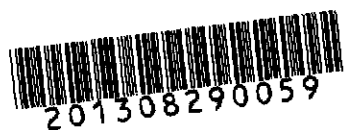
Said document reinforces certain clauses contained in original covenants recorded under Auditor's File No. 9104220048.

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Waterlines together with ingress and egress
In Favor Of: City of Anacortes
Recorded: April 20, 1992
Auditor's No: 9204200037
Affects: Portion of easement area

Further access granted to City of Anacortes by document recorded December 21, 1994 under Auditor's File No. 9412210105.

E. Easement for ingress, egress and utilities over, across and under the easements set forth on Schedule "C" herein as disclosed by various recorded documents.



F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Fidalgo Bay Map of Aggregation
Recorded: April 20, 1992
Auditor's No.: 9204200040

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 14, 1993 and Not Disclosed
Recorded: December 20, 1993 and October 23, 1996
Auditor's No.: 9312200181 and 9610230048
Purpose: Right to enter premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Affects:

Easement No. 1: All streets and road rights-of-way 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 spaced located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

H. Any tax, fee, assessments or charges as may be levied by Fidalgo Bay Community Association.

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Karl W. Nevitt, a single man
Dated: December 6, 1993
Recorded: June 26, 1998
Auditor's No.: 9806260018
Purpose: For ingress and egress and utilities
Area Affected: Right of ways as shown on surveys of said premises

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: NSG, Inc., a Washington Corporation
And: John L. Miller and Margaret M. Miller, husband and wife
Dated: November 16, 1993
Recorded: December 23, 1993
Auditor's No.: 9312230021
Regarding: Development, improvement and provide distribution

Amendments to said Agreement recorded November 29, 1994, under Auditor's File No. 9411290113.

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

Executed By: John L. Miller and Margaret K. Miller, husband and wife
Recorded: August 14, 2003
Auditor's No.: 200308140109



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