

When recorded return to:
Paul Shastad and Jeannie Shastad
1616 Georgia Place
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: A107083

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Paul F. Talbot and Peggy A. Talbot, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul Shastad and Jeannie Shastad, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Pin Block 511, Northern Pacific Add. to Anacortes (aka Pin. Lots 2 & 7 Anacortes S.P. 91-008)

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): P99825, 3809-511-002-0200

Dated February 28, 2014

Paul F. Talbot

Peggy A. Talbot

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 772
MAR 12 2014

Amount Paid \$8905.⁰⁰
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul F. Talbot and Peggy A. Talbot, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-3-14

Printed Name: Kimberly A. Barrett
Notary Public in and for the State of Washington
Residing at, Oak Harbor
My appointment expires: August, 2016

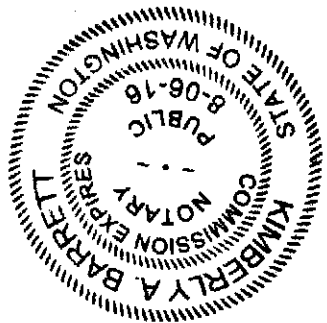


EXHIBIT A

All that portion of Lots 2 and 7 of ANACORTES SHORT PLAT NO. 91-008, as approved November 4, 1991, and recorded November 5, 1991, in Volume 10 of Short Plats, pages 27 and 28, under Auditor's File No. 9111050069, records of Skagit County, Washington; being a portion of Blocks 508, 509, 510 and 511, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Southwesterly most corner of said Lot 2; thence North 11°21'46" West a distance of 150.95 feet; thence South 67°04'04" East a distance of 91.50 feet; thence South 26°44'27" East a distance of 29.83 feet to the right of way margin of Georgia Place as described in corrected Quit Claim Deed recorded under Auditor's File No. 9207310069; thence Southerly along said ROW margin to a point bearing North 39°53'20" West of the Southeasterly corner of said Lot 2; thence South 39°53'20" East a distance of 33.25 feet to said Southeasterly corner; thence South 69°42'21" West a distance of 99.88 feet to the point of beginning, TOGETHER WITH an easement for ingress and egress as conveyed to Paul F. Talbot and Peggy F. Talbot, husband and wife under Auditor's File No. 9805130110.



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Skagit County Auditor

3/12/2014 Page

2 of

3

\$74.00
1:27PM

EXHIBIT "B"

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

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, Pres.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. ANA 91-008
Recorded: November 5, 1991
Auditor's No.: 9111050069

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Auditor's No.: 9209040047
Volume/Page: Volume 13, Page 62

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: March 2, 1993
Auditor's No.: 9303020072

E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:
Executed By: John G. Sargent and Marjorie J. Sargent, husband and wife
Recorded: October 15, 1992
Auditor's No.: 9210150088



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