



201404150011

Skagit County Auditor

\$74.00

4/15/2014 Page

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3 10:29AM

When recorded return to:
Margaret A. Bridge
PO Box 1131
Eastsound, WA 98245

Recorded at the request of:

File Number: A107293

Statutory Warranty Deed

THE GRANTORS Elizabeth H. Suver, as her separate estate, as to a one-third interest; and Frank Morris Hansen, M.D. and Barbara Anne Hansen, as Trustees of the Hansen Family Trust dated July 12, 1995, as to a two-thirds interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Margaret A. Bridge, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

A107293-1

Tax Parcel Number(s): P120247, 4812-000-024-0000

Lot 24, SPINNAKER COVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded April 10, 2003, under Auditor's File No. 200304100183, 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 described in Exhibit "A" attached hereto

Dated 4/09/2014

Elizabeth H. Suver
Elizabeth H. Suver

Hansen Family Trust

Frank M. Hansen, M.D. Trustee
By: Frank Morris Hansen, M.D., Trustee

Barbara Anne Hansen, Trustee
By: Barbara Anne Hansen, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014/212

APR 15 2014

Amount Paid \$ 12,999.00

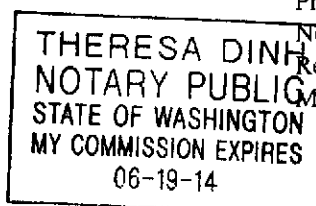
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Elizabeth H. Suver, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 04.10.2014Theresa DinhPrinted Name: THERESA DINH

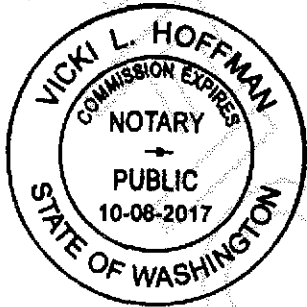
Notary Public in and for the State of

WashingtonResiding at EDMONDS, WAMy appointment expires: 06.19.2014

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Frank Morris Hansen, M.D. and
Barbara Anne Hansen signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Trustees
of The Hansen Family Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 4-9-14



Vicki L Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-17



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EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: November 14, 2002
Recorded: November 21, 2002
Auditor's No: 200211210177
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."
Area Affected: A 10 foot wide right-of-way

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

Plat/Subdivision Name: Spinnaker Cove Addition to the City of Anacortes
Recorded: April 10, 2003
Auditor's No: 200304100183

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

Dated: April 28, 2003
Recorded: April 28, 2003
Auditor's No: 200304280209
Executed by: Spinnaker Cove, L.L.C., a limited liability company and Strandberg Construction, Inc., a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 20, 2005 and May 6, 2010
Recorded: January 9, 2006 and September 7, 2010
Auditor's No.: 200601090077 and 201009070256

D. Any tax, fee, assessments or charges as may be levied by Spinnaker Cove Owners Association.



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