

Skagit County Auditor
5/20/2014 Page 1 of 3 3:39PM \$74.00

When recorded return to:
Norman P. Culbert
462 243rd Place SE
Sammamish, WA 98074

Recorded at the request of:
Guardian Northwest Title
File Number: A107344

Statutory Warranty Deed

A107344-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Channel Landing LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Norman P. Culbert**, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 2 The Reserve at Channel Landing Phase II

Tax Parcel Number(s): P131817, 6015-000-000-0002

Lot 2 of "THE RESERVE AT CHANNEL LANDING PHASE II", as per plat recorded on February 20, 2014 under Auditor's File No. 201402200035.

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 per Exhibit "A" attached hereto

Dated 5/16/2014

Channel Landing LLC

By: Strandberg Investments, LLC, Member
Nels G. Strandberg, Member

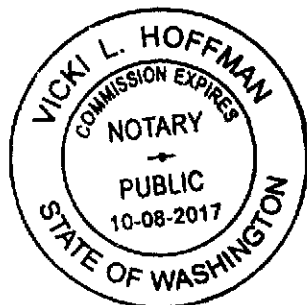
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141716
MAY 20 2014

Amount Paid \$ 3209.⁰⁰ ✓
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nels G. Strandberg is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of Strandberg Investments, LLC, Member of Channel Landing, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-19-14



Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2017

EXCEPTIONS:

EXHIBIT A

A. 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: Anacortes Short Plat No. 89-001
Recorded: May 9, 1989
Auditor's No.: 8905090034
Affects: A portion of the subject short plat

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: June 9, 1958
Auditor's No.: 566376
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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
Recorded: October 6, 1989
Auditor's No.: 8910060006

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Recorded: November 20, 2008
Auditor's No.: 200811200113
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. 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: Anacortes Short Plat No. SP-05-006
Recorded: September 21, 2010
Auditor's No.: 201009210052



201405200059

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

Recorded: November 14, 2013
Auditor's No.: 201311140066

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Nels Strandberg
Dated: January 16, 2014
Recorded: February 13, 2014
Auditor's No.: 201402130047
Regarding: Encroachment Agreement

H. 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: The Reserve At Channel Landing, Phase II
Recorded: February 20, 2014
Auditor's No.: 201402200035



201405200059

Skagit County Auditor

\$74.00

5/20/2014 Page

3 of

3 3:39PM