



When recorded return to:
Ann Magnano
5333 Solstice Lane
Guemes Island, WA 98221

Skagit County Auditor \$75.00
5/30/2014 Page 1 of 4 10:51AM

Recorded at the request of:
Guardian Northwest Title
File Number: A107427

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Mark D. Linnemann, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ann Magnano, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. of Tracts A & B, SP 18-88 (Ptn. of Woods Plat to North Anacortes)

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): P60888, 3846-060-000-0105

Dated 5/27/2014

Mark D. Linnemann

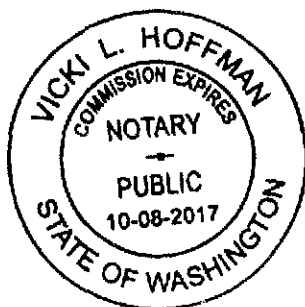
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141846
MAY 30 2014

Amount Paid \$ 7,125.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark D. Linnemann, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-29-14

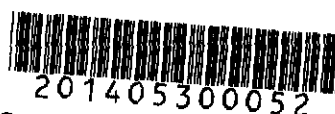


Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2017

EXHIBIT A

A portion of Tract A and Tract B, SKAGIT COUNTY SHORT PLAT NO. 18-88, as approved August 9, 1988, and recorded August 12, 1988, in Volume 8 of Short Plats, page 56, under Auditor's File No. 8808120026, records of Skagit County, Washington; being a portion of vacated Blocks 41 through 60, "WOODS PLAT OF NORTH ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 37, records of Skagit County, Washington, and being more particularly described as follows in boundary line adjustment approved by Skagit County on September 27, 1990, under Auditor's File No. 9010010086, records of Skagit County, Washington:

Commencing at the Northeast corner of the Northwest Quarter of Section 1, Township 35 North, Range 1 East of the Willamette Meridian;
Thence North $87^{\circ}15'05''$ West along the North line of said Northwest Quarter for 1,216.35 feet;
Thence South $01^{\circ}25'51''$ West parallel with the East line of said Northwest Quarter for 594.04 feet;
Thence North $88^{\circ}02'33''$ West for 83.66 feet to the true point of beginning;
Thence South $0^{\circ}25'51''$ West for 340 feet;
Thence North $87^{\circ}15'05''$ West 878.61 feet;
Thence North $1^{\circ}21'51''$ East along the Easterly line of Parcel C of Schmid 5 Acre Tracts Division No. 1, as recorded in Volume 7 of Short Plats, page 49, for 651.7 feet to a point 283.5 feet South of the Northeasterly corner thereof;
Thence South $67^{\circ}52'10''$ East for 938.99 to the point of beginning.



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EXHIBIT, "B"

EXCEPTIONS:

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

Executed By: Robert Schmid
Recorded: April 29, 1983
Auditor's No.: 8304290006

B. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENT SET FORTH IN "GRANT DEED CONSERVATION EASEMENT";

Recorded: February 21, 1996
Auditor's No.: 9602210084

C. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENT SET FORTH IN "GRANT DEED CONSERVATION EASEMENT";

Recorded: February 21, 1996
Auditor's No.: 9602210085

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:

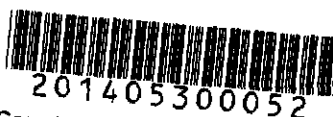
Name: Short Plat 18-88
Recorded: August 12, 1988
Auditor's No.: 8808120026

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: Survey
Recorded: October 2, 2002
Auditor's No.: 200210020024

F. 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 5, 2003
Auditor's No.: 200303050015



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G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 13, 2008
Auditor's No.: 200806130130
Regarding: Development Activities on or Adjacent to Designated
Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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