



When recorded return to:

Mr. Donald John Daschuk  
Mrs. Kathy-Lynn Daschuk  
Po Box 992  
Anacortes, WA 98221

Skagit County Auditor

\$75.00

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### Statutory Warranty Deed

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 DONALD JOHN DASCHUK and KATHY-LYNN DASCHUK, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit A attached hereto subject to attached exceptions.

Abbreviated Legal: Lot 7, Anacortes SP # SP-05-006 Aka Vintage Investments Inc 9-Lot Short Plat; Ptn GL 1, 22-35-1 E WM

Tax Parcel Number(s): P130304, acct # 350122-4-001-0007

LAND TITLE OF SKAGIT COUNTY

150130-5A

Dated August 19, 2014

Channel Landing LLC, a Washington limited liability company

By: Nels Strandberg, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143142

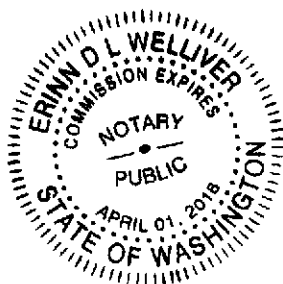
AUG 28 2014

Amount Paid \$9,777.<sup>20</sup>  
Skagit Co. Treasurer  
By mm Deputy

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Nels Strandberg  
signed this instrument, on oath stated that He  
authorized to execute the instrument and acknowledged it as the Member  
of Channel Landing, LLC to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 8/22/14



Erinn D L Welliver  
Notary Public in and for the State of Washington  
Residing at PO Box 931 Anacortes  
My appointment expires: 4/1/2018

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 7, City of Anacortes Short Plat No. SP-05-006, recorded September 21, 2010, under Auditor's File No. 201009210052, being a portion of Section 22, Township 35 North, Range 1 East, W.M., records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.



201408280009

General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2014, if unpaid, second half delinquent November 1, 2014, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
350122-4-001-0003	2014	\$ 3,512.26	\$1,756.16	\$1,756.10
Property I.D. No.: P130304				

Liability for supplemental taxes for improvements, which have recently been constructed on the property. Said improvements are not presently assessed, but may appear on future rolls.

Municipal assessments and impact fees, if any, levied by the City of Anacortes.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

**MATTERS DISCLOSED BY RECORD OF SURVEY:**

Prepared By: Leonard and Boudinot, Inc.  
Recorded: May 9, 1989 and October 6, 1989  
Auditor's File No.: 8905090034 and 8910060006

**EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):**

Recorded: June 9, 1958  
Auditor's No.: 566376  
In Favor Of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

**EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):**

Recorded: July 26, 2002  
Auditor's No.: 200207260099  
In Favor Of: Port of Anacortes  
For: Avigation

**TERMS, CONDITIONS AND RESTRICTIONS OF THAT INSTRUMENT ENTITLED HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT:**

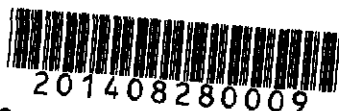
Recorded: August 9, 2006  
Auditor's No.: 200608090085

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: City of Anacortes, a Washington municipal corporation  
Purpose: For public trail purposes  
Area Affected: The Northerly 20 feet  
Dated: October 24, 2006  
Recorded: January 14, 2008  
Auditor's No.: 200801140131

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Samish Bay Land Company, LLC, a Washington Corporation  
Purpose: A non-exclusive easement for the construction and maintenance of underground utilities  
Area Affected: The Southerly 20 feet of Lots 5, 6 and 7  
Dated: September 21, 2006  
Recorded: September 2, 2008  
Auditor's No.: 200809020136



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\$75.00

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Samish Bay Land Company, LLC, a Washington Corporation  
Purpose: A non-exclusive easement for the construction and maintenance of underground utilities  
Area Affected: The Westerly 40 feet of the Southerly 40 feet of Lot 7  
Dated: September 21, 2006  
Recorded: September 2, 2008  
Auditor's No.: 200809020137

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity  
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee  
Dated: November 10, 2008  
Recorded: November 20, 2008  
Auditor's No.: 200811200113

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS HERETO ATTACHED:

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

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Declaration Dated: November 6, 2013  
Recorded: November 14, 2013  
Auditor's No.: 201311140066

AMENDMENT TO COVENANTS:

Dated: June 13, 2014  
Recorded: June 16, 2014  
Auditor's No.: 201406160078

NATIVE GROWTH PROTECTION EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Washington Federal  
And: City of Anacortes  
Dated: March 14, 2014  
Recorded: April 10, 2014  
Auditor's No.: 201404100064



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