

When recorded return to:
John Mark Harbaugh and Rita K. Harbaugh
317 E Park Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108137



201408290226

Skagit County Auditor

\$75.00

8/29/2014 Page

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4 3:57PM

Statutory Warranty Deed

A108137-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Larry R. Halgren and Sandra K. Halgren, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Mark Harbaugh and Rita K. Harbaugh, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 3, Cap Sante Park Addn. to Anacortes (aka Tract B, SP #AN-84-005)

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): P57049, 3780-000-003-0106

Dated 8/26/2014


Larry R. Halgren


Sandra K. Halgren

2014 3233
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 29 2014

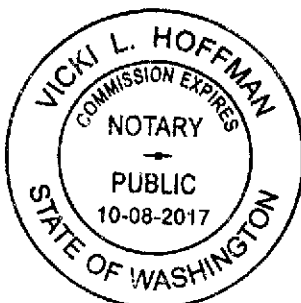
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 8400
By VTH Skagit Co. Treasurer
Deputy

On this 28th day of August 2014 before me personally appeared Larry R. Halgren, to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Sandra K. Halgren and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



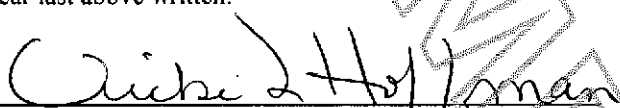

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2017

EXHIBIT A

Tract B, Anacortes Short Plat No. AN-84-005, approved July 18, 1985, recorded July 22, 1985, under Auditor's File No. 8507220026, in Volume 7 of Short Plats, page 33, records of Skagit County, Washington; being a portion of Lot 3, "CAP SANTE PARK ADDITION TO ANACORTES", as per plat recorded in Volume 4 of Plats, page 52, including tidelands in front thereof.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a triangular strip of land described in Easement Agreement recorded March 8, 1985 under Auditor's File No. 8503080065.



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EXHIBIT B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: May 26, 1978
Auditor's No. 880281
Purpose: Sewer Appurtenances
Area Affected: Portion of real estate under search

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: February 6, 1985
Recorded: February 22, 1985
Auditor's No.: 8502220016
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ronald Noble
And: Larry R. Halgren and Daniel S. Harbaugh
Dated: March 8, 1985
Recorded: March 8, 1985
Auditor's No.: 8503080065
Regarding: Agreement for boundary, easement and restrictive covenants

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

Recorded: August 17, 1984
Auditor's No.: 8408170045
Executed By: Hazel V. Halgren



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UNNOTED
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: Short Plat ANA-1-80
Recorded: June 25, 1980
Auditor's No.: 8006250036

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: Short Plat AN-34-005
Recorded: July 22, 1985
Auditor's No.: 8507220026

G. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

H. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Fidalgo Bay.

I. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

J. 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: April 30, 2014
Auditor's No.: 201404300079

