

When recorded return to:
JH and JK, LLC
830 E Fierhaven Avenue
Burlington, WA 98233



Skagit County Auditor \$74.00
10/16/2014 Page 1 of 3 3:27PM

Recorded at the request of:
Guardian Northwest Title
File Number: 108233

Statutory Warranty Deed

108233-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Janice L. Coffindafer, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JH and JK, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 4, Township 34 North, Range 2 East; W.M., Portion of the NW 1/4 of the SE 1/4 and of the SW 1/4 of the NE 1/4 (aka Lot A, SP #ANA-03-002)

Tax Parcel Number(s): P19912, 340204-4-007-0009

Lot A of Anacortes Short Plat No. ANA-03-002, approved June 16, 2003, recorded June 20, 2003, under Auditor's File No. 200306200023, records of Skagit County, Washington; and being a portion of the Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 34 North, Range 2 East, W.M.

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 10/15/2014

Janice L. Coffindafer
Janice L. Coffindafer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143900
OCT 16 2014

Amount Paid \$ 12,251.40
Skagit Co. Treasurer
By *Helena* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Janice L. Coffindafer, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-16-14

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mukwonago
My appointment expires: 1/07/2015



Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
 Recorded: December 16, 1930
 Auditor's No. 240253
 Purpose: Easements, right and privilege
 Area Affected:

A strip of land 24 feet in width, being 12 feet on each side of a center line described as follows:
 Beginning at a point on the East line of said property which is Northerly 512.3 feet along the East line of Section 4, Township 34 North, Range 2 East, W.M., and North 73°56' West 1,317.2 feet from the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 4, Township 34 North, Range 2 East, W.M. thence North 73°56' West 695.8 feet to the West line of said property.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Recorded: April 24, 1972
 Auditor's No. 767308
 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: The West ½ of the Northeast ¼ of the Northwest ¼ of the Southeast ¼ of Section 4, Township 34 North, Range 2 East, W.M., EXCEPT State Highway No. 1 AND EXCEPT Old State Highway.

C. DELETED.

D. MEMORANDUM OF LEASE, TERMS AND PROVISIONS THEREIN, AS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9312290169 AND AUDITOR'S FILE NO. 9611220088, REGARDING SIGN STRUCTURE:

Lessee: Dynamic Sign Company, a Washington Proprietorship (Matt & Lynne Minninger, husband and wife, dba Dynamic Sign Company)

The locations and possible expiration of said Leases are not determinable on the record.

Guardian Northwest Title and Escrow, Agent for
 First American Title Insurance Company



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 No. ANA-03-002
Recorded: June 20, 2003
Auditor's No.: 200306200023

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

Recorded: June 30, 2003
Auditor's No.: 200306200024
Regarding: Short Plat

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.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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