

When recorded return to:  
James D. Tangaro and Michele R. Tangaro  
13775 Gibraltar Road  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108382



201411210122  
Skagit County Auditor  
11/21/2014 Page 1 of 3 11:19AM \$74.00

### Statutory Warranty Deed

A108382-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR William J. Mendum, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James D. Tangaro and Michele R. Tangaro, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

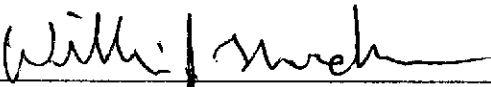
Section 8, Township 34 North, Range 2 East; Ptn. Gov't Lots 2 & 3 (aka Lot 1, PL05-0351)

Tax Parcel Number(s): P125203, 340208-4-004-0100

Lot 1, Short Plat No. PL05-0351, approved October 23, 2006, recorded October 27, 2006 under Auditor's File No. 200610270073, records of Skagit County, Washington, being a portion of Government Lots 2 and 3, Section 8, 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 11/04/2014

  
William J. Mendum

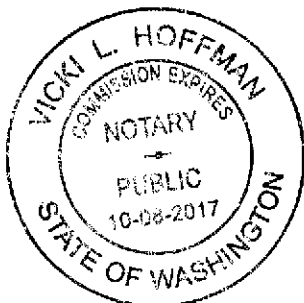
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 4418  
NOV 21 2014

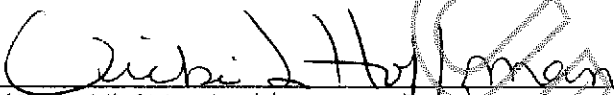
Amount Paid \$17,529.<sup>10</sup>  
By Skagit Co. Treasurer  
Tham Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William J. Mendum, 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: 11-5-14



  
Printed Name: VICKI L. HOFFMAN  
Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 10-8-17

# EXHIBIT A

## EXCEPTIONS:

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: Short Plat No. 99-0035  
Recorded: January 10, 2001  
Auditor's No.: 200101100017

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Recorded: January 10, 2001  
Auditor's No. 200101100018  
Purpose: Protected Critical Area  
Area Affected: Easterly portion

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 3, 2006  
Auditor's No.: 200601030152

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 27, 2006  
Auditor's No.: 200610270074

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Advanced Septic Treatment Systems, Inc.  
And: Wendelin Dunlap  
Recorded: May 4, 2006  
Auditor's No.: 200605040058  
Regarding: Service and operation of the TRD Wastewater System

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 No. PL05-0351  
Recorded: October 27, 2006  
Auditor's No.: 200610270073



201411210122

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

Recorded: November 8, 2006  
Auditor's No.: 200611080026  
Executed By: James A. Dunlap and Wendelin A. Dunlap,  
husband and wife

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: December 5, 2006  
Recorded: January 2, 2007  
Auditor's No.: 200701020086  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: A strip of land ten (7) feet in width with five (3.5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated

I. 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.)

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

Recorded: September 24, 2008  
Auditor's No.: 200809240032  
Regarding: Sewage System

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.

