



201504030039

Skagit County Auditor

\$73.00

4/3/2015 Page

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2 10:50AM

When recorded return to:
William P. Smith and Karla J. Smith
2220 37th Court
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108930

Statutory Warranty Deed

THE GRANTORS Michael S. Vitale and Candice R. Vitale, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William P. Smith and Karla J. Smith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 8, 37th Court

GUARDIAN NORTHWEST TITLE CO.

A108930 - 1

Tax Parcel Number(s): P116533, 4743-000-008-0000

Lot 8, "PLAT OF 37TH COURT" according to the plat thereof, recorded January 14, 2000 under Auditor's File No. 200001140071, records of Skagit County, Washington.

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 3/27/2015

Michael S. Vitale

Candice R. Vitale

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 1048
APR 03 2015

Amount Paid \$6,395.²⁸
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael S. Vitale and Candice R. Vitale, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-27-15

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

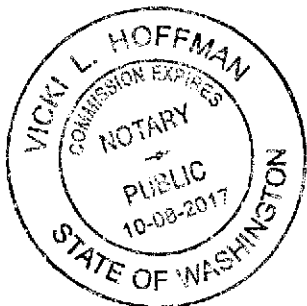


EXHIBIT A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes
And: All property owners in the service area of "A"
Avenue/37th Street
Dated: September 8, 1987
Recorded: October 10, 1988
Auditor's No: 8810100046
Regarding: Latecomer connection charges

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: December 27, 1990
Recorded: January 4, 1991
Auditor's No: 9101040051
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Ptn. Lot 16, Block 31 "Kellogg & Ford's Addn."

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of 37th Court
Recorded: January 14, 2000
Auditor's No: 200001140071

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

Dated: January 12, 2000
Recorded: January 14, 2000
Auditor's No: 200001140072
Executed by: Ted I. Anstensen, Reita A. Anstensen, Jack W. Jones, Gloria I. Jones and H. Dean Maxwell, Mayor of City of Anacortes

E. Any tax, fee, assessments or charges as may be levied by 37TH Court Subdivision Association.