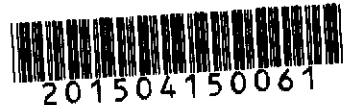


When recorded return to:

Zachary H Mindel
5806 Kingsway
Anacortes, WA 98221



201504150061

Skagit County Auditor

\$75.00

4/15/2015 Page

1 of

4 1:39PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023589

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce Rolfe and Cora Rolfe, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Zachary H Mindel, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, SKYLINE NO. 2, according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P59055, 3818-000-010-0004,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 9, 2015

Bruce Rolfe

Cora Rolfe

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/1200

APR 15 2015

Amount Paid \$ 5736.60
Skagit Co. Treasurer
By MLE Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Bruce Rolfe
and Cora Rolfe
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 14, 2015

Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: W. County
My appointment expires: 2-9-19



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **PLAT OF SKYLINE NO. 2:**

Recording No: 719989

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1962
Auditor's No(s): 617291, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 9, 1968
Auditor's No(s): 721183, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company and General Telephone Company of the Northwest
As Follows:

An easement under and upon the exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots within said plat, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: November 22, 1968
Auditor's No(s): 720642, records of Skagit County, Washington

Amended by instrument(s):

Recorded: June 2, 2005
Auditor's No(s): 200506020039, records of Skagit County, Washington

5. Unrecorded easement for power line granted to the United States Coast Guard, constructive notice of which is given by recital contained in instrument
Recorded: July 3, 1961
Auditor's No.: 609474, records of Skagit County, Washington
Affects: The exact location is undeterminable

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: May 7, 1976, July 28, 2009 & August 29, 2013
Auditor's No.: 834584, 200907280031 & 201308290044, records of Skagit County, Washington
Imposed by: Skyline Beach Club, Inc.

EXHIBIT "A"

Exceptions
(continued)

7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges if any, levied by Skyline Beach Club, Inc..

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.