

When recorded return to:
Charles W. Howell and Charlene E. Day
4987 Samish Terrace Road
Bow, WA 98232

201506090096

Skagit County Auditor \$73.00
6/9/2015 Page 1 of 2 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023996

CHICAGO TITLE

620023996

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Therese Janicki McGoffin, Co-Trustee and Lisa Janicki, Co-Trustee of the Janicki Family Trust, dated May 1, 1988

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Charles W. Howell and Charlene E. Day, husband and wife

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

Lot 33, Block 2, SAMISH TERRACE, according to the plat thereof recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P68840 / 3992-002-033-0001,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023996, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: June 4, 2015

The Janicki Family Trust, dated May 1, 1988

BY: Mary Therese Janicki McGoffin Co-Trustee
Mary Therese Janicki McGoffin, Co-Trustee

BY: Lisa Janicki
Lisa Janicki, Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

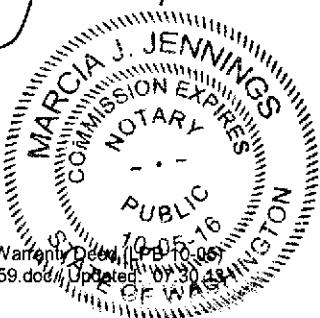
2015 2119
JUN 09 2015

State of Washington
County of Skagit

Amount Paid \$ 1607.00
Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that Mary Therese Janicki McGoffin and Lisa Janicki are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustees of the Janicki Family Trust, dated May 1, 1988 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 8, 2015



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1930
Auditor's No(s): 236933 in Volume 155 of Deeds, page 481, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 23, 1953
Auditor's No(s): 489782, records of Skagit County, Washington
In favor of: Samish Island Water Company, a Washington corporation
For: Installation and maintenance for water main and water line, together with right of ingress and egress to such water line for the installation and maintenance
3. 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 Samish Terrace:

Recording No: 505815
4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 13, 1954
Recording No.: 507805
5. Terms and conditions contained in Warranty Deed

Recording Date: July 15, 1981
Recording No.: 8107150059
6. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: August 27, 2007
Recording No.: 200708270117
As follows, in part:
"IS NOT the minimum lot size required for the Rural Intermediate zoning district in which the lot is located, dose NOT meet an exemption listed.....and therefore IS NOT eligible to be condisidered for developmental permits"
7. Reasonable Use Exception Determination and the terms and conditions thereof:

Recording Date: November 13, 2007
Recording No.: 200711130191
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Samish Island Water Community.
10. 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.