



201506300101

When recorded return to:
Brook Caudill
1397 N. 43rd Pl.
Mount Vernon, WA 98273

Skagit County Auditor \$75.00
6/30/2015 Page 1 of 4 12:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024362

CHICAGO TITLE 620024362 STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary J. Barborinas and Adele Barborinas, 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 Brook Caudill, an unmarried person and Cassie Collman, an
unmarried person

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

Lot 6, PLAT OF SPINNAKER COVE DIVISION NO. 2, according to the plat thereof recorded under
Auditor's File No. 200505180106, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122902 / 4859-000-006-0000,

Subject to:

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

Dated: June 25, 2015

Zachary J. Barborinas

Adele Barborinas

2015 2462
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2015

Amount Paid \$ 6377.40
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Zachary J. Barborinas and Adele Barborinas are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/26/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2015

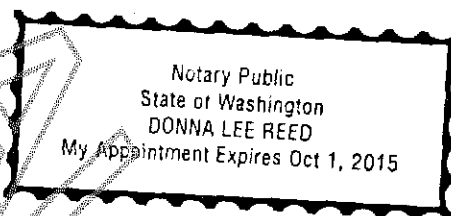


EXHIBIT "A"

Exceptions

1. Question of the true North line of Parcel A caused by the ambiguity as set forth therein.

The South line of Parcel A could be the South line of Auditor's File No. 664712, records of Skagit County, Washington, and its extensions or it could be the South line of Auditor's File No. 663818, records of Skagit County, Washington, and its extensions, or it could be fence line existing since January 31, 1966 on a line approximately 370 feet North of the South line of said subject division, or it could be same combination thereof. Hence, the Company is unwilling to state the location of the true North line of the subject property.
2. Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991, under Auditor's File No. 9109100095, records of Skagit County, Washington, particulars.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1991
Auditor's No(s): 9110110103, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 7, 1961
Auditor's No(s): 608565, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
Affects: The easement portion of the subject property
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 10, 1992
Auditor's No(s): 9212100100, records of Skagit County, Washington
In favor of: Richard D. Cejka, et ux
For: Ingress, egress and utilities
Affects: East 60 feet over and across Parcels 1 and 2 for the benefit of subject property
6. Implied easement, if any, for private ditch as disclosed by Deeds recorded under Auditor's File No. 554570 and 664712, records of Skagit County, Washington, on properties to the West of the subject property.
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 10, 2005
Auditor's No(s): 200501100130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: To construct, operate, maintain, utility systems, sale of electricity
Affects: 10 foot wide portions of the subject property
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **SPINNAKER COVE DIVISION NO. 2:**

Recording No: 200505180106
9. Covenants, conditions, restrictions, assessments and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex,

EXHIBIT "A"

Exceptions (continued)

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: May 18, 2005
Recording No.: 200505180107

10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Assessments, dues and charges, if any, levied by Homeowners' Association of Spinnaker Cove, a Washington non-profit corporation.