



201507010045

When recorded return to:
Elaine W. Goodrich
PO Box 22
Eastsound, WA 98245

Skagit County Auditor

\$75.00

7/1/2015 Page

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4 11:32AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024294

CHICAGO TITLE

620024294

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judith L. Hartford, Co-Trustee of the Judy Lee's Family Trust, registered in the Superior Court of Alaska, ~~Co-Trustee of the Judy Lee's Family Trust, registered in the Superior Court of Alaska~~

for and in consideration of (\$10.00) Ten Dollars and Other Valuable Consideration, As part of an IRC Section 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Elaine W. Goodrich, an unmarried person

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

Lot 38, HORIZON HEIGHTS DIV. NO. III, according to the plat thereof, recorded in Volume 16 of Plats, page 60, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108393 / 4656-000-038-0000

Subject to:

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

Dated: June 25, 2015

Judith L. Hartford, Co-Trustee of the Judy Lee's Family Trust, registered in the Superior Court of Alaska

BY:

Judith L. Hartford
Judith L. Hartford
Co-Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152507

JUL 01 2015

Amount Paid \$ 5594.20
Skagit Co. Treasurer
By *nam* Deputy

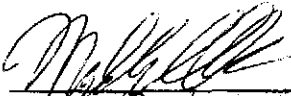
STATUTORY WARRANTY DEED
(continued)

State of Alaska

of _____

I certify that I know or have satisfactory evidence that Judith L. Hartford is/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-Trustee of Judy Lee's Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-26-18


Name: Michael Claiborne
Notary Public in and for the State of Alaska
Residing at: Anchorage
My appointment expires: 1-1-18

Notary Public
MICHAEL CLAIBORNE
State of Alaska
My Commission Expires Jan 1, 2018

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

A non-exclusive easement is hereby reserved for and granted to Puget Sound Power and Light Company, G.T. E. Northwest Inc., Cascade Natural Gas, and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns, under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduit cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electricity, telephone, natural gas, and television; together with the right to enter upon the tracts at all times for the purposes stated.

Amended by instrument recorded March 21, 1996 under Auditor's File No. 9603210076, records of Skagit County, Washington, amending the easement to 10 feet.

2. 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 SHORT PLAT NO. ANA 95-001.

Recording No: Volume 11 page 200

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 HORIZON HEIGHTS DIVISION NO. III:

Recording No: 9506290068

4. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: June 29, 1995
Recording No.: 9506290069

5. Agreement, including the terms and conditions thereof, entered into

Executed by: City of Anacortes
And Between: Raymond G. Jones, etux etal
Recording Date: March 27, 1970
Recording No.: 737329

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: July 12, 1973
Auditor's No.: 787873, records of Skagit County, WA
In favor of: City of Anacortes
For: Water pipelines

7. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: October 8, 1974
Auditor's No.: 808553, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Guy wires and anchors

8. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes

EXHIBIT "A"

**Exceptions
(continued)**

And Between: Pacific Summit Construction, Inc.
Recorded: December 12, 1995
Auditor's No.: 9512120080, records of Skagit County, Washington
Providing: Water and wastewater fees

9. Assessments, if any, levied by City of Anacortes.
10. City, county or local improvement district assessments, if any.