

**When recorded return to:**

Sean Powell and Angela Fraser-Powell  
14846 Jefferson Street  
Anacortes, WA 98221



201507300084

Skagit County Auditor \$74.00  
7/30/2015 Page 1 of 3 3:29PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023993

**CHICAGO TITLE**  
**620023993 STATUTORY WARRANTY DEED**

THE GRANTOR(S) William K. Jones and Sharon P. Jones, 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 Sean Powell and Angela Fraser-Powell, Husband and Wife  
the following described real estate, situated in the County of Skagit, State of Washington:

**PARCEL A:**

Lot 17, DAWN ADDITION, FIDALGO CITY, according to the plat thereof recorded in Volume 7 of  
Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH that portion of the North Half of vacated Bayview Street that would attach to  
said property by operation of law;

**PARCEL B:**

A non-exclusive easement for beach rights and ingress and egress thereto as granted and  
conveyed by instrument recorded July 16, 1971, under Auditor's File No. 755474, records of Skagit  
County Washington;

EXCEPT that portion thereof, if any, of the West 27 feet of Lots 14 and 22, inclusive, Block 187,  
Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records  
of Skagit County, Washington, described in said easement that may lie beyond the line of ordinary  
high tide, or the meander line, whichever is furthest out;

AND ALSO EXCEPT any portion of the East 48 feet of vacated Washington Street described in  
said easement which may lie beyond the line of mean low tide.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P73370, 4103-000-017-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 2987  
JUL 30 2015

Amount Paid \$ 7659.<sup>00</sup>  
By *William* Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 27, 2015

William K. Jones  
William K. Jones

Sharon P. Jones  
Sharon P. Jones

State of Washington

County of Skagit

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

Dated: 7/27/15

Trudy J. Crain  
Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: only to  
My appointment expires: 1-19-19



**EXHIBIT "A"**  
Exceptions

1. 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: August 18, 1969 and July 20, 1971  
Recording No.: 730012 and 755634

2. 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, 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: August 2, 1971 and March 18, 1974  
Recording No.: 756187 and 798908

3. Covenants, conditions, and restrictions 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: July 16, 1971  
Auditor's No(s): 755474 records of Skagit County, Washington  
Executed By: Warren Kincaid et al  
As Follows: Parcel B

4. Terms and conditions of the easement set forth in Parcel B of Schedule A.  
Affects: Parcel B

5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington  
Affects: Parcel B

6. Public and private easements, if any, over vacated portion of said premises  
7. City, county or local improvement district assessments, if any.