



201508170186

Skagit County Auditor

\$74.00

8/17/2015 Page

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3 4:04PM

When recorded return to:

Daryn Ingram and Tamara Ingram
PO Box 283
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024591

CHICAGO TITLE
620024591

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shellie D. Eubanks, a ~~single~~ ^{married} person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daryn Ingram and Tamara Ingram, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 6 and 7, Block 1, "Replat of Lots 1 through 6, 10 through 18, 37 & 38, Block 2 and 1 through
18, Block 1, Samish Terrace," according to the plat thereof, recorded in Volume 10 of Plats, Page
10, records of Skagit County, Washington

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P77693 / 4184-001-006-0002, P77694 / 4184-001-007-0001,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 14, 2015

Shellie D. Eubanks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3254
AUG 17 2015

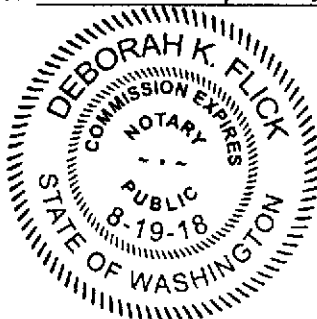
State of Washington

County of Skagit

Amount Paid \$ 5,825.⁶⁰
Skagit Co. Treasurer
By *man* Deputy

I certify that I know or have satisfactory evidence that Shellie D. Eubanks 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: 8/17/2015



Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: 1111 1st St
My appointment expires: 8/19/18

EXHIBIT "A"
Exceptions

1. 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 **REPLAT OF LOTS 1 THRU 6, 10 THRU 18, 37 & 38 - BLOCK 2 AND 1 THRU 18 - BLOCK 1 SAMISH TERRACE:**

Recording No.: 760642

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line.
Recording Date: September 9, 1930
Recording No.: 236933
Affects: Exact location and extent of said easement is undisclosed of record

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Samish Island Water Company
Purpose: Water mains and water lines for domestic water supply
Recording Date: June 23, 1953
Recording No.: 489782

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, 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. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 24, 1980
Auditor's No(s): 8007240040, records of Skagit County, Washington
Executed By: Mary E. Ayars

AMENDED by instrument(s):

Recorded: December 21, 1983
Auditor's No(s): 8312210005, records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled Mitigation Plan - Public Water System Wellhead Protection Area;

Recorded: August 5, 1998
Auditor's No(s): 9808050081, records of Skagit County, Washington

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 6, 2012
Recording No.: 201204060124
Matters shown: Possible encroachment of a concrete planter along the Northerly line of said premises by an undisclosed amount, encroachment of a rock retaining wall onto the Northerly portion of Lot 7 by varying amounts and possible encroachment of a fence in the

EXHIBIT "A"

Exceptions (continued)

Northeasterly corner of said Lot 7

An agreement recorded June 30, 2009 at 200906300076 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: June 30, 2009
Recording No.: 200906300075

8. Assessments, if any, levied by Samish Island Water District.
9. City, county or local improvement district assessments, if any.

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.