



201509170069

Skagit County Auditor  
9/17/2015 Page

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3 3:31PM

\$74.00

When recorded return to:  
Dennis D. Clancy and Betty Ann Clancy  
123 Sunview Drive  
Kelso, WA 98626

Filed for record at the request of:



CHICAGO TITLE

A COMPANY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273  
Escrow No.: 620024406

CHICAGO TITLE  
620024406

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert E. Emmons and Eula O. Emmons, 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 Dennis D. Clancy and Betty Ann Clancy, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, Plat of Spinnaker Cove Division No. 2, according to the plat thereof, recorded under  
Auditor's File No. 200505180106, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P122907 / 4859-000-011-0000,

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

Dated: September 15, 2015

Robert E. Emmons

Eula O. Emmons

2015 3774  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 17 2015

Amount Paid \$ 7765.80  
By Skagit Co. Treasurer  
Deputy

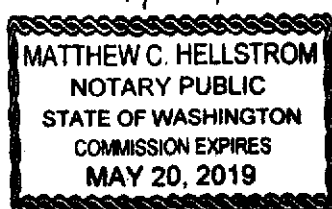
State of Washington

County of Spokane

I certify that I know or have satisfactory evidence that

Robert E. Emmons, Eula O. Emmons  
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: 9/15/15



Name: Matthew C. Hellstrom  
Notary Public in and for the State of WA  
Residing at: Spokane  
My appointment expires: May 20, 2019

## 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, 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

## EXHIBIT "A"

Exceptions  
(continued)

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.

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.