

When recorded return to:

Timothy Harris and Junko Harris
105 North 1st Street Unit 1
LaConner, WA 98257



201510280072

Skagit County Auditor \$76.00
10/28/2015 Page 1 of 4 1:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025432

CHICAGO TITLE

620025432

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederick B. Stark, a married man as his 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 Timothy Harris and Junko Harris, a married couple

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

Unit 1, LA CONNER LANDING CONDOMINIUM, according to Declaration thereof recorded under Auditor's File No. 9609240006 and any amendments thereto, records of Skagit County, Washington AND First Amendment to Survey Map and Plans thereof recorded October 11, 1999, under Auditor's File No. 199910110059, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P116191 / 4738-000-001-0000

Subject to:

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

Dated: October 23, 2015

Frederick B. Stark

Kathleen Stark

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20154404

OCT 28 2015

Amount Paid \$ 426.10
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 Frederick B. Stark and Kathleen Stark is are the person(s) who appeared before me, and said person(s) 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: 10/23/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

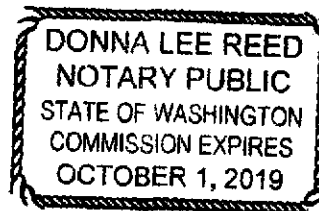


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 6, 1995
Auditor's No(s): 9507060055, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Natural gas pipeline or pipelines
Affects: 10 foot right of way across said premises

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 24, 1996
Auditor's No(s): 9609240003, records of Skagit County, Washington
In favor of: Donald S. Olson
For: Encroachment of an existing ramp, trash disposal, ingress, egress and utilities
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 24, 1996
Auditor's No(s): 9609240004, records of Skagit County, Washington
In favor of: Lot 4 and the East 50 feet of the South 57 feet of Lots 5 and 6, Block 1. CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington
For: Utilities, appurtenances and encroachment by the roof

Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
4. Agreement, including the terms and conditions thereof; entered into;
By: Donald S. Olson
And Between: La Conner Ventures, Inc.
Recorded: September 24, 1996
Auditor's No.: 9609240003, records of Skagit County, Washington
Providing: Mutual Easement Agreement
5. Boundary Line Adjustment Quit Claim Deed and the terms and conditions thereof:

Recording Date: September 24, 1996
Recording No.: 9609240002
6. Easement Grant and the terms and conditions thereof:

Recording Date: September 24, 1996
Recording No.: 9609240004
7. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: September 24, 1996
Auditor's No.: 9609240006, records of Skagit County, Washington

And in Amendments thereto
Recorded: October 16, 1996 and October 11, 1999
Auditor's No.: 9610160001 and 199910110095, records of Skagit County, Washington

Said declaration includes, but is not limited to, the right Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.

Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

EXHIBIT "A"

Exceptions (continued)

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: October 29, 1996
Auditor's No(s): 9610290089, records of Skagit County, Washington
Executed By: La Conner Ventures, Inc.
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 24, 1996
Auditor's No(s): 9609240006, records of Skagit County, Washington
Imposed By: Unit Owners Association of La Conner Landing Condominium
10. 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 LA CONNER LANDING CONDOMINIUM:

Recording No: 9609240005
11. 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 FIRST AMENDMENT TO SURVEY & MAP PLANS FOR LA CONNER LANDING CONDOMINIUM:

Recording No: 9610290089
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of LaConner.
15. Assessments, if any, levied by Unit Owners of La Conner Landing Condo.