

When recorded return to:  
Timothy Harris and Junko Harris  
105 North 1st Street  
La Conner, WA 98257



201510280073

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.: 620024076

CHICAGO TITLE

620024076

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 1A, 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): P116192 / 4738-000-001-0100,

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

20154403

OCT 28 2015

Amount Paid \$ 5345.00

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED

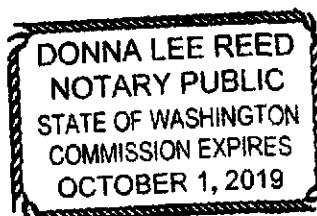
(continued)

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 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: Marvsv. Ille, WA  
My appointment expires: 10/1/2019



## EXHIBIT "A"

### Exceptions

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. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of LaConner.
14. Assessments, if any, levied by Unit Owners of La Conner Landing Condo.