

When recorded return to:  
Doris S. Lam  
1612 Georgia Place  
Anacortes, WA 98221



Skagit County Auditor \$75.00  
11/18/2015 Page 1 of 3 10:33AM

Recorded at the request of:

File Number: A110185

### Statutory Warranty Deed

A110185.1

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Marjorie J. Sargent, Individually and as the Personal Representative of the Estate of John G. Sargent, deceased, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE** Doris S. Lam, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Blocks 508 - 511 Northern Pacific Addn. (Lot 7, Survey #9209040047)

**For Full Legal See Attached Exhibit "A"**

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

This property shall not allow boundary line adjustments or further subdivision of the property for the purpose of the creation of new lots or building sites.

Tax Parcel Number(s): P58450, 3809-511-002-0027

Dated 11/16/2015

Marjorie J. Sargent

Estate of John G. Sargent

By: Marjorie J. Sargent, Personal Representative

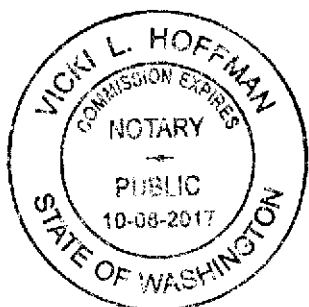
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154701  
NOV 18 2015

Amount Paid \$9,795.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marjorie J. Sargent is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it individually and as the Personal Representative of the Estate of John G. Sargent, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-16-15



Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, Washington  
My appointment expires: 10/08/2017

## EXHIBIT A

Lot 7, of Survey recorded in Volume 13 of Surveys, Pages 62 and 63, under Auditor's File No. 9209040047, being a Survey of Anacortes Short Plat No. 91-008, recorded in Volume 10 of Short Plats, pages 27 and 28, which is a portion of Block 508, 509, 510, and 511, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

EXCEPT that portion lying within the following described tract:

Commencing at the Southwesterly most corner of Lot 2, Short Plat No. ANA-91-008; thence South  $69^{\circ} 42' 21''$  East 99.88 feet along the Southerly line of said Lot 2 to the Southeasterly corner thereof; thence North  $39^{\circ} 53' 20''$  West 33.25 feet along the Westerly line of that certain tract described in Corrected Quit Claim Deed, recorded under Skagit County Auditor's File No. 9207310070 to the TRUE POINT OF BEGINNING; thence continue North  $39^{\circ} 53' 20''$  West 48.58 feet; thence North  $54^{\circ} 31' 14''$  West 50.77 feet to the Northwesterly corner of said tract recorded under Auditor's File No. 9207310070; thence continue North  $54^{\circ} 31' 14''$  West 36.35 feet along the Easterly line of that certain tract described in Corrected Quit Claim Deed, recorded under Skagit County Auditor's File No. 9207310072 to the Northerly corner thereof; thence South  $67^{\circ} 04' 04''$  East 91.50 feet; thence South  $26^{\circ} 44' 27''$  East 29.83 feet to the right of way margin of Georgia Place as described in Corrected Quit Claim Deed, recorded under Skagit County Auditor's File No. 9207310069; thence Southerly along said right of way margin of Georgia Place to the TRUE POINT OF BEGINNING.

## EXHIBIT B

### EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Northern Pacific Addition to Anacortes  
Recorded: March 4, 1891  
Auditor's No.: Volume 2 of Plats, Page 9

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954  
Auditor's No.: 509693  
Executed By: Park Estates Development Co., a limited partnership,  
by Great Western Investment Co. Inc., General Partner,  
by Albert Balch, President

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. ANA 91-008  
Recorded: November 5, 1991  
Auditor's No.: 9111050069

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: September 24, 1992  
Auditor's No.: 9209040047 (Volume 13 of Surveys, Page 62)

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: March 2, 1993  
Auditor's No.: 9303020072

F. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 5, 1996  
Auditor's No.: 9607050113  
Executed By: John G. Sargent et ux, et al