

When recorded return to:
William Mitchell and Nichola Mitchell
15270 Gibraltar Road
Anacortes, WA 98221



201511200134

Skagit County Auditor \$75.00
11/20/2015 Page 1 of 3 3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025793Z

CHICAGO TITLE
020025793Z

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Frost and Candace Frost, 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 William Mitchell and Nichola Mitchell, a married couple

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

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

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

Lot(s): 10-13 AND PTN LOT 9 Block: 175 MAP OF FIDALGO CITY

Tax Parcel Number(s): P73245 / 4101-175-013-0005

Subject to:

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

Dated: November 20, 2015

Mark Frost

Candace Frost

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

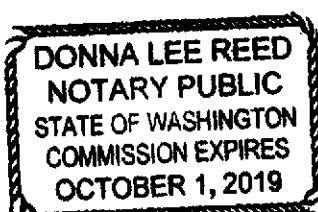
20154750
NOV 20 2015

Amount Paid \$5167430
Skagit Co. Treasurer
By MG Deputy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark Frost and Candace Frost are the persons who appeared before me, and said persons 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: 11/20/15



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"
Legal Description

For APN/Parcel ID(s): P73245 / 4101-175-013-0005

PARCEL A:

Lots 9, 10, 11, 12 and 13, Block 175, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH that portion of the East Half of the vacated alley adjoining said lots on the West, which has reverted to said premises by operation of law;

ALSO TOGETHER WITH that portion of vacated North 20 feet of Second Street which has reverted to said premises by operation of law.

EXCEPT the North 25.00 feet of the West 40.00 feet (as measured perpendicular to the North and West lines) of the following described parcel:

Lot 9, Block 175, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH that portion of the East Half of the vacated alley adjoining said lot on the West, which has reverted to said premises by operation of law.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement as set forth under Auditor's File No. 503597, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Warren Kincaid and Vera Kincaid, husband and wife
Purpose: Water line, connections and pipes, together with rights of ingress and egress
Recording Date: July 6, 1954
Recording No.: 503594
Affects: The Southeasterly corner
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: R.C.E. Simmonds and Elizabeth M. Simmonds, husband and wife
Purpose: Water well and facilities, connections and pipelines
Recording Date: August 16, 1954
Recording No.: 505254
Affects: Southwesterly corner
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Reginald LeBrun and Florence LeBrun, husband and wife
Purpose: Water Well and Facilities, connections and pipelines
Recording Date: December 2, 1954
Recording No.: 509982
Affects: The Southeasterly portion
4. Covenants, conditions and restrictions 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 No.: 503597

As Follows: Provided that said beach shall not be used for commercial purposes.
Affects: Parcel B
5. 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.
6. Public or private easements, if any, over vacated portion of said premises.
7. Terms, covenants, and provisions of the easement set forth in Parcel B, of Exhibit "A", and the effect of any failure to comply with such terms, covenants, and provisions.
8. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: February 28, 2005
Recording No.: 200502280339
9. City, county or local improvement district assessments, if any.