

When recorded return to:  
Thomas W. Elliott and Catherine H. Elliott  
3508 West 5th Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110440



201512310022

Skagit County Auditor \$74.00  
12/31/2015 Page 1 of 2 10:52AM

### Statutory Warranty Deed

A 110440  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard Mallard and Victoria Mallard, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas W. Elliott and Catherine H. Elliott, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 18, 19, 20, Block 909, Northern Pacific Add. To Anacortes

Tax Parcel Number(s): P58579, 3809-909-020-0000

The West 18.0 feet of Lot 18, all of Lot 19 and the East 26.0 feet of Lot 20, Block 909, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

(Also known as Tract "B" of Survey recorded May 24, 1995 under Auditor's File No. 9505240051, filed in Volume 17 of Surveys, page 29).

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 "A" attached hereto

Dated 12/09/2015

Richard Mallard

Victoria Mallard

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20155290  
DEC 31 2015

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 5612.<sup>00</sup>  
Skagit Co. Treasurer  
By Hearn Deputy

I certify that I know or have satisfactory evidence that Richard Mallard and Victoria Mallard, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-21-15



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

## EXHIBIT A

### EXCEPTIONS:

A. 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

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: General Telephone Company of the Northwest, Inc.  
Recorded: January 21, 1972  
Auditor's No.: 763267  
Purpose: Perpetual right-of-way and easement, with right to install, inspect and maintain all facilities necessary to provide communication, power and other related services.  
Area Affected: Blocks 908, 909, 910 and 911

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: June 2, 1995  
Recorded: June 12, 1995  
Auditor's No.: 9506120067  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: The North 5 feet of the subject property

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: May 24, 1995  
Auditor's No.: 9505240051