

When recorded return to:
Mount Erie LLC
13746 Rosario Rd
Anacortes, WA 98221



201601130032

Skagit County Auditor

\$75.00

1/13/2016 Page

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3 11:33AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026063

CHICAGO TITLE
620026063

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia J. O'Dell, a married woman as her 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 Mount Erie LLC, a Washington limited liability company
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of that Survey recorded June 15, 2004, under Skagit County Auditor's File No.
200406150150, more fully described as:

Lots 1-12 and Lots 29-40, Block 16, TOGETHER with adjoining streets, all in "Fidalgo Bay Addition
to Anacortes", as per plat recorded in Volume 2 of plats, page 24, records of Skagit County,
Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P60702/3841-016-006-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20160101

JAN 13 2016

Amount Paid \$ 895.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 8, 2016

Patricia J. O'Dell
Patricia J. O'Dell

State of Arizona
County Yavapai of Yavapai

I certify that I know or have satisfactory evidence that Patricia J O'Dell
_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: January 9, 2016

Sandra L Sweetser
Name: Sandra L Sweetser
Notary Public in and for the State of Arizona
Residing at: Camp Verde, AZ
My appointment expires: July 23, 2017

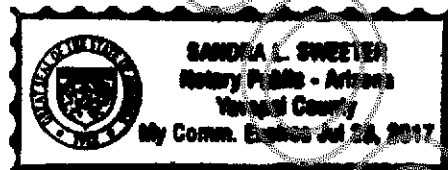


EXHIBIT "A"

Exceptions

1. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown.
2. Covenants, conditions, assessments, restrictions and easements 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 Date: April 22, 1991

Recording No.: 9104220048

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 12, 1991, April 28, 1995, October 24, 1995, July 12, 1996, June 25, 2004, December 10, 2010, July 22, 2011, October 30, 2012

Recording No.: 9109120049, 9504280099, 9510240136, 9607120100, 200406250107, 201012100104, 201107220084, 201210300055

3. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Ingress, egress and utilities

Recording Date: October 24, 1995

Recording No.: 9510240135

Reference is hereby made to said document for full particulars.

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

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution lines

Recording Date: October 23, 1996

Recording No.: 9610230048

Affects: Said premises and other property

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

Granted to: John L. Miller & Margaret K. Miller, husband and wife

Purpose: Ingress, egress and utilities

Recording Date: October 31, 1997

Recording No.: 9710310050

Affects: Said premises and other property

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 15, 2004

Recording No.: 200406150150

Matters shown: Existing 20' asphalt road

7. Assessments, if any, levied by Fidalgo Bay Community Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.