

When recorded return to:
Duane R. Clark and Nancy H. Clark
P.O. Box 439
Anacortes WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A110727



201601290040

Skagit County Auditor

\$74.00

1/29/2016 Page

1 of

2 11:28AM

Statutory Warranty Deed

A110727
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Thomas F. Evans and Willy V. Evans, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Duane R. Clark and Nancy H. Clark, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 21, Rancho San Juan Del Mar Subdiv. 2

Tax Parcel Number(s): P68261, 3973-000-021-0002

Lot 21, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2, according to the plat thereof recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington.

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 1/25/2016

Thomas F. Evans
Thomas F. Evans

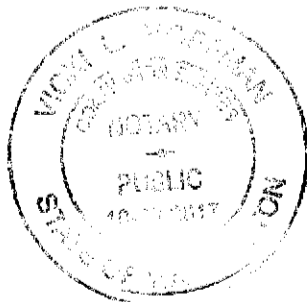
Willy V. Evans
Willy V. Evans
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016289
JAN 29 2016

Amount Paid \$ 13,239.30
By } Skagit Co. Treasurer
 } Deputy
 } SS:

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Thomas F. Evans and Willy V. Evans, 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: 1-26-16



Vicki L. Hoffman
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. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Rancho San Juan Del Mar Subdivision No. 2
Recorded: March 07, 1946
Auditor's No.: 389140

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Del Mar Community Service, Inc.
Dated: October 25, 1962
Recorded: January 9, 1963
Auditor's No.: 630691
Purpose: Installation, maintenance, repair, etc. of water lines
Area Affected: A portion of Tract B

C. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, his wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963, under Auditor's File No. 630694.

D. Any tax, fee, assessments or charges as may be levied by Del Mar Community Services.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: William E. Larson
Dated: June 7, 1993
Recorded: June 7, 1993
Auditor's No.: 9306070009
Regarding: Sewage system installation

G. TERMS AND CONDITIONS OF VARIANCE:

Dated: June 14, 1988
Recorded: June 15, 1988
Auditor's No.: 8806150046

H. 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: Record of Survey
Recorded: August 23, 1995
Auditor's No.: 9508230078