

When recorded return to:
James M. Fitzpatrick and Timathi A. Fitzpatrick
23449 Sherry Lane
Mount Vernon, WA 98274



201602220125

Skagit County Auditor \$75.00
2/22/2016 Page 1 of 3 1:20PM

Recorded at the request of:
Guardian Northwest Title
File Number: 110698

Statutory Warranty Deed

110648

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Donald L. Fenton, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James M. Fitzpatrick and Timathi A. Fitzpatrick, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 11, Ankney Heights

Tax Parcel Number(s): P118256, 4779-000-011-0000

Lot 11, PLAT OF ANKNEY HEIGHTS, according to the Plat thereof recorded August 23, 2001, under Auditor's File No. 200108230090, 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

2-17-16

Donald L. Fenton

Donald L. Fenton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016531

FEB 22 2016

Amount Paid \$6,395.20

Skagit Co. Treasurer

By *man* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald L. Fenton, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

2-17-16

Katie Sander
Printed Name: Katie Sander

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 4-07-2019 6-23-19

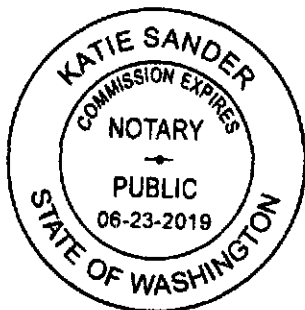


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
Municipal Corporation, its successors or assigns
Dated: September 30, 1955
Recorded: October 3, 1955
Auditor's No: 525232
Purpose: The right to lay, maintain, operate, relay and remove at any
time a pipe or pipes, line or lines for the transportation of
water, and if necessary to erect, maintain, operate and remove
said lines, with right of ingress and egress to and from the
same
Area Affected: Portion of the subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
Municipal Corporation, its successors or assigns
Recorded: October -- 1960
Auditor's No: 599945
Purpose: The right to lay, maintain, operate, relay and remove at any
time a pipe or pipes, line or lines for the transportation of
water, and if necessary to erect, maintain, operate and remove
said lines, with right of ingress and egress to and from the
same
Area Affected: Portion of the subject property

**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: Ankney Heights
Recorded: August 23, 2001
Auditor's No: 200108230090

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: February 12, 2001
Recorded: February 20, 2001
Auditor's No: 200102200088
Purpose: "... utility systems for purposes of transmission, distribution
and sale of gas and electricity. . ."
Area Affected: A strip of land 10 feet in width across all lots, tracts, and open
spaces located within the described property being parallel to

and coincident with the boundaries of all private/public street
and road rights-of-way

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

Recorded: August 10, 2001
Auditor's No: 200108100314
Executed by: LRDTD Johnson Partnership, a Washington General
Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: January 31, 2002, November 27, 2002 June 25, 2004 and
November 15, 2004
Auditor's Nos.: 200201310042, 200211270215, 200406250159 and
200411150148

F. Any tax, fee, assessments or charges as may be levied by Ankney Heights Homeowners
Association.