



201603150050

When recorded return to:
Donald W. Bowker
3803 View Ridge
Anacortes, WA 98221

Skagit County Auditor

\$74.00

3/15/2016 Page

1 of

2 10:35AM

Recorded at the request of:
Guardian Northwest Title
File Number: A110819

POOR ORIGINAL

Statutory Warranty Deed

THE GRANTORS Brook Andrew Prudden and Carey Rosser, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald W. Bowker, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lot 22, Village Park

A110819-1

Tax Parcel Number(s): P112557, 4702-000-022-0000

Lot 22, "PLAT OF VILLAGE PARK", as per plat recorded in Volume 16 of Plats, pages 192 - 193, 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 3/07/2016

Brook Andrew Prudden

BY POWER OF
ATTORNEY

Carey Rosser

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016833

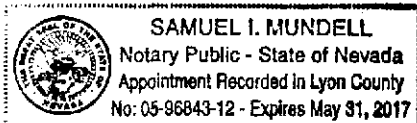
MAR 15 2016

STATE OF Nevada)
COUNTY OF Churchill) SS:

Amount Paid \$ 8,023.⁹⁰
Skagit Co. Treasurer
By MLM Deputy

On this 9th day of March 2016 before me personally appeared Carey Rosser, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Brook Andrew Prudden and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Samuel I. Mundell
Printed Name: Samuel I. Mundell
Notary Public in and for the State of Nevada
Residing at Geoperville Fernley
My appointment expires: 10/08/2017 5/31/2017

EXHIBIT A

EXCEPTIONS:

A. 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: Village Park
Recorded: October 17, 1997
Auditor's No.: 9710170075

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

Dated: October 9, 1997
Recorded: October 17, 1997
Auditor's No.: 9710170076
Executed by: Village Park Partnership, a Washington general partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 1, 1998
Recorded: November 13, 1998
Auditor's No.: 9811130093

C. Terms and provisions of that unrecorded agreement between the City of Anacortes and Vista Too Homeowners Association dated February 20, 1997. (Affects Lots 5 - 7, "Village Park", only)

D. Covenant not to oppose future Local Improvement District and the terms and conditions therein, recorded December 22, 1997 under Skagit County Auditor's File No. 9712220112. (Affects Lots 13 - 21 and Lot 24, "Village Park" only)

E. Any tax, fee, assessments or charges as may be levied by Village Park Owners Association.