

When recorded return to:
John A. Espinoza and Tiffany S. Espinoza
13371 Eagle Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A110953



201603220065
Skagit County Auditor \$74.00
3/22/2016 Page 1 of 2 3:33PM

Statutory Warranty Deed

A110953
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Vernon V. Johnson and Cecilia Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John A. Espinoza and Tiffany S. Espinoza, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 5 and 6, Block 2, Sound View Addition No. 2 to Similk Beach

Tax Parcel Number(s): P69362, 4005-002-006-0007

Lots 5 and 6, Block 2, SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH, according to the plat thereof, recorded in Volume 5 of Plats, page 5C, 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 3/18/2016

Vernon V. Johnson

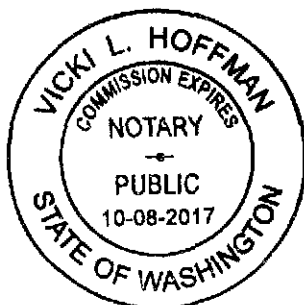
Cecilia Johnson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Vernon V. Johnson and Cecilia Johnson, 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: 3-22-16

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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016950
MAR 22 2016

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By HB Deputy

EXHIBIT A

EXCEPTIONS:

A. Restrictive covenants contained in Deeds under which title is claimed from the Similk Beach Development Company, as follows:

- a.) All buildings must be painted, stained or stuccoed within 90 days from time they are moved upon or erected upon the premises herein conveyed, except such buildings as are built with logs, stones, or other natural or unfinished material, which buildings may be left in their natural state.
- b.) All buildings shall be set back not less than 20 feet from the front property line.
- c.) Said premises shall not at any time be used by any person to carry on any mercantile or other business for gain or profit.
- d.) No open toilets shall be constructed or used.
- e.) All chimneys and flues built and constructed upon said property shall be built of either brick or stone.
- f.) There shall be no camping or tenting by third parties upon said premises without consent of seller first obtained.

B. 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: Sound View Addition No. 2 to Similk Beach
Recorded: November 14, 1930
Auditor's No.: 238701

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 20, 1999
Auditor's No.: 9907200063
Regarding: Septic System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.