

AFTER RECORDING MAIL TO:
William Georgiadis, Carlos Iglesias
1707 32nd St.
Anacortes, WA 98221



201604250115
Skagit County Auditor \$76.00
4/25/2016 Page 1 of 4 11:15AM

Filed for Record at Request of
Galvin Realty Law Group
Escrow Number: S16-00144-AN

Statutory Warranty Deed

Grantor(s): Strandberg Construction, Inc
Grantee(s): William Georgiadis and Carlos Iglesias
Abbreviated Legal:
Ptn NW 1/4, 25-35-1 E W.M. (Aka Lot 2, LPS ANA 2010-0002).

153360-
OA

Assessor's Tax Parcel Number(s): P130826, 350125-2-010-0701

Land Title and Escrow

THE GRANTOR Strandberg Construction, Inc, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Georgiadis, an unmarried individual and Carlos Iglesias, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Full Legal Description: See Exhibit "A" attached hereto and made a part hereof by this reference

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "B" Attached hereto and by this reference is made a part hereof.

Dated April 21, 2016

Strandberg Construction, Inc

By: Nels G. Strandberg, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161525
APR 25 2016

Amount Paid \$ 778360
Skagit Co. Treasurer
By: [Signature] Deputy

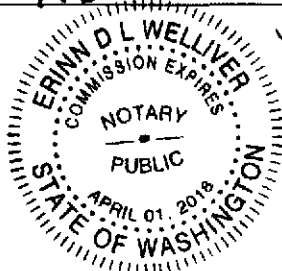
STATE OF Washington }
COUNTY OF Skagit }

SS: Nels G. Strandberg as President of

I certify that I know or have satisfactory evidence that Strandberg Construction, Inc

(s) are the person(s) 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.

Dated: 4/22/16



Print Name: Erinn D.L. Welliver
Notary Public in and for the State of Washington
Residing at PDB931 Anacortes
My appointment expires: 4/1/2018

Schedule "A-1"

153360-OA

DESCRIPTION:

Lot 2 of Stone Ridge 3-Lot Long Plat No. LPS-2010-0002, as approved June 15, 2011 and recorded January 17, 2012, under Auditor's File No. 201201170064, records of Skagit County, Washington, being a portion of Lot 6, CITY OF ANACORTES SHORT PLAT NO. ANA-004-013, as approved September 9, 2006, and recorded September 13, 2006, under Auditor's File No. 200609130188, records of Skagit County, Washington; being a portion of the Northwest ¼ of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXCEPTIONS:

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: The City of Anacortes, a municipal corporation
And: Raymond G. Jones and Margaret I. Jones, husband and wife,
et al
Dated: November 5, 1968
Recorded: March 27, 1970
Auditor's No.: 737329
Regarding: Water and sewer extensions

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Anacortes, a municipal corporation
Purpose: The purpose of installing, constructing, maintaining, operating,
repairing and replacing the water pipe line or lines and all
necessary connections and appurtenances thereto, together with
the right of ingress and egress to, from and across said described
property for the foregoing purposes.
Area Affected: As described therein
Dated: June 19, 1972
Recorded: July 12, 1973
Auditor's No.: 787873

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington
corporation
Purpose: The right to install, use and maintain 3 guy wires and 1 anchor
Area Affected: Beginning at a point on the East line of said ¼, that is 195
feet, more or less, South of the Northeast corner thereof; thence
extend Westerly 35 feet to its terminus.
Dated: September 26, 1974
Recorded: October 8, 1974
Auditor's No.: 808553

D. Matters disclosed and/or delineated on the face of Short Plat No. Ana-95-01, under Auditor's File No. 9505040090.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and
enlarge an underground electric transmission and/or distribution
system
Area Affected: Affects portion of subject short plat
Dated: March 6, 2006
Recorded: March 13, 2006
Auditor's No.: 200603130163

- Continued -

EXCEPTIONS CONTINUED:

- F. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat:	Short Plat No. 004-013 (Stone Ridge Short Plat)
Recorded:	September 13, 2006
Auditor's No.:	200609130188

- G. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated:	October 15, 2006
Recorded:	October 23, 2006
Auditor's No.:	200610230216
Executed By:	H Avenue, LLC

- H. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat:	Long Plat No. LPS-2010-0002
Recorded:	January 17, 2012
Auditor's No.:	201201170064