


When recorded return to:
James H. Neece and Virginia P. Neece
4810 Harbor View Place
Anacortes, WA 98221


201604260018
Skagit County Auditor
4/26/2016 Page 1 of 3 11:29AM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026309

CHICAGO TITLE
620026309

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory J. Gapinski and Debra A. Christie, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to James H. Neece and Virginia P. Neece, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, HARBOR VIEW ESTATES, according to the plat thereof, recorded in Volume 15 of Plats,
pages 117 And 118, records of Skagit County, Washington;

Situated in Skagit County, Washington.

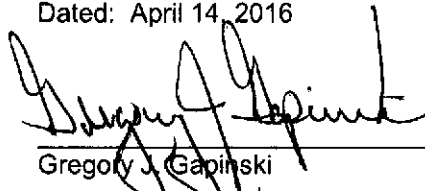
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P105269/4613-000-010-0009

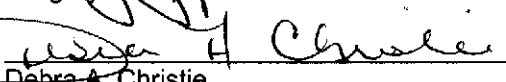
Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 14, 2016



Gregory J. Gapinski



Debra A. Christie

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161551
APR 26 2016

Amount Paid \$ 15,437.60
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gregory J. Gapinski and Debra A. Christie are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 22, 2016



Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

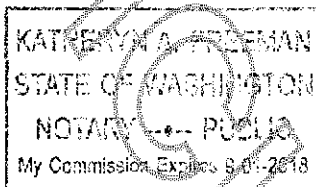


EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: September 8, 1976
Auditor's No.: 842196, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Installation, use and maintenance of three guy wires and one anchor
Affects: Said premises and other property
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 3, 1978
Auditor's No.: 888647, records of Skagit County, WA
In favor of: Lewis J. Marshall and Kiyoko Marshall, husband and wife
For: Utilities, ingress and egress
Affects: Said premises and other property
3. Easement including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 23, 1991
Recording No.: 9110230052, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Underground distribution and electric lines and appurtenances thereto
Affects: Said premises and other property
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HARBOR VIEW ESTATES:

Recording No: 9311050076
5. Covenants, conditions and restrictions set forth on the face of the Short Plat recorded in Volume 9 of Short Plats, pages 275 and 276, as follows:
 - a. This land described by this short subdivision may not be further subdivided within five (5) years from the date of the approval of this short plat
 - b. The construction and maintenance of private roads and/or common driveways are the responsibility of the lot owners and shall be in direct relationship to the usage of the roads
 - c. The 20 feet "Native Growth Protection Easement" is a "restricted area" for the protection of the natural vegetation and is enforceable by the City of Anacortes. For any physical ground activity; pruning, cutting, excavation, etc., a written permission must be obtained from the City's Planning DepartmentAffects: Said premises and other property
6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap person.
Recorded: October 23, 1990
Auditor's No.: 9010230005, records of Skagit County, WA
Executed by Robertson-Smith

AMENDED by instrument
Recorded: November 5, 1993, March 8, 1994 and January 25, 2007
Auditor's No.: 9311050077, 9403080148 and 200701250008, records of Skagit County.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.
9. Assessments, if any, levied by Angelica Homeowner's Association.