

When recorded return to:

John Thomas Pianetta and Brittany Lynn Pianetta
9112 Wood Pointe Way
Fairfax Station, VA 22039



201605130065

Skagit County Auditor

\$76.00

5/13/2016 Page

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4 11:40AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026979

CHICAGO TITLE

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20161882

MAY 13 2016

STATUTORY WARRANTY DEED

Amount Paid \$ 8015.00
Skagit Co. Treasurer
By *hnm* Deputy

THE GRANTOR(S) Qben D Oliver and Cassy A Oliver, 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 John Thomas Pianetta and Brittany Lynn Pianetta, husband and wife

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

PARCEL A:

Lot 26, "CEDAR GLEN PLAT, PHASE II," according to the plat thereof, recorded November 13, 2003, under Skagit County Auditor's File No. 200311130098.

Situate in Skagit County, Washington

PARCEL B:

A non-exclusive driveway easement, running with the land, for ingress, egress and utilities, over under, along and across the North 30 feet of the West 68 feet of Lot 25, "CEDAR GLEN PLAT, PHASE II," according to the plat thereof, recorded November 13, 2003, under Skagit County Auditor's File No. 200311130098.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P120997 / 4825-000-026-0000,

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2016



John D Oliver



Cassy A Oliver

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2016

State of

WASHINGTON
County of Skaqit

I certify that I know or have satisfactory evidence that

Qben D. Oliver
and Cassy A. Oliver
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated:

5-12-16

Name:

Martin E. Lehr

Notary Public in and for the State of

Residing at:

My appointment expires:

WA

ha Conner

2-9-19



EXHIBIT "A"

Exceptions

Assessments, if any, levied by City of Anacortes.

City, county or local improvement district assessments, if any.

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 20, 1981

Auditor's No(s): 8108200071, records of Skagit County, Washington

In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns

For: "... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services..."

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 11, 1981

Auditor's No.: 8109110033, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 31, 2003

Auditor's No.: 200303310327, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 4, 2003

Auditor's No(s): 200309040153, records of Skagit County, Washington

In favor of: Port of Anacortes, a Washington municipal corporation

For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft

Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property

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 **CEDAR GLEN**

PLAT PHASE II:

Recording No: 200311130098

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Irving Construction Corporation

Purpose: Driveway easement, for ingress, egress and utilities

Recording Date: June 16, 2005

Recording No.: 200506160090

Quit Claim Deed Easement including the terms, covenants and provisions thereof

Recording Date: June 16, 2005

Recording No.: 200506160089