



201605200007

Skagit County Auditor \$76.00
5/20/2016 Page 1 of 4 9:31AM

WHEN RECORDED RETURN TO:
Name: David Tappan and Lori Tappan
Address: 1724 Mt. Baker Ave NE
Renton, WA 98059

Escrow Number: 699237RT
Filed for Record at Request of: Rainier Title, LLC

STATUTORY WARRANTY DEED

THE GRANTOR(S), Gerald E. Giles and Almeda M. Giles, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to David Tappan and Lori Tappan, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL "A":

Lot 7, Block 4, "WAGNER'S HOPE ISLAND ADDITION," as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington

154977-

Land Title and Escrow

PARCEL "B":

A non-exclusive pedestrian easement for ingress and egress over the South 3 feet of Lot 8, Block 4, "WAGNER'S HOPE ISLAND ADDITION," as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal:

Tax Parcel Number(s): 4036-004-007-0005 / P70235

Dated: MAY 16, 2016

Gerald E. Giles

Almeda M. Giles

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1999
MAY 20 2016

Amount Paid \$ 3565.⁰⁰
Skagit Co. Treasurer
By Deputy

LPB 10-05 (i-1)

STATE OF Washington

SS.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that **Gerald E. Giles and Almeda M. Giles** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 18, 2016

Karen Ashley

Name:
Notary Public in the State of Washington
Residing in Seattle - Woodley
My Commission Expires: 9-11-2018



Exhibit A

Subject To:

Assessments of Swinomish Utility Authority and/or the Swinomish Tribal Community.

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.

Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

Rights of the United States and the State of Washington for fishery, commerce and navigation in lands adjoining water, including treaty rights of any Native American Tribe of Band.

Exhibit A

Subject To:

RESTRICTIVE COVENANT FOR HEIGHT RESTRICTION:

Executed By: David M. Addie, enx
Recorded: June 21, 1996
Auditor's No.: 9606210116
As follows: No residence shall be constructed which exceed 18 feet in height from existing grade at a point midway on the North-South line 100 feet West of the East property line

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Bryon E. Norman and Dolores I. Norman, husband and wife
Purpose: A pedestrian easement
Area Affected: See instrument for full particulars
Dated: August 5, 1997
Recorded: September 19, 1997
Auditor's No.: 9709190084

End of Exhibit A