

When recorded return to:  
Justin M. Portz and Danielle M. Portz  
3611 Cedar Glenn Way  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111334

201605200054  
Skagit County Auditor  
5/20/2016 Page 1 of 3 \$75.00  
1:55PM

Statutory Warranty Deed

111334  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Earl F. Gibbons, Jr. and Dianne M. Gibbons, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin M. Portz and Danielle M. Portz, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 17, Amended Cedar Glen Plat

Tax Parcel Number(s): P118853, 4790-000-017-0000

Lot 17, "AMENDED CEDAR GLEN PLAT," as per plat recorded on February 21, 2002 under Auditor's File No. 200202210051, records of Skagit County, Washington. (Being a Revision of "Cedar Glen Plat" recorded under Skagit County Auditor's File No. 200202080084).

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, along and across that portion of Lots 16 and 18 of said "AMENDED CEDAR GLEN PLAT" as shown on the face of said plat and as amended by instrument recorded September 30, 2003, under Auditor's File No. 200309300148.

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 5/20/16

Earl F. Gibbons

Dianne M. Gibbons

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

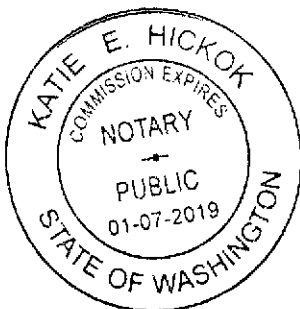
2016 2015  
MAY 20 2016

Amount Paid \$110.00  
By Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Earl F. Gibbons and Dianne M. Gibbons, the persons 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.

Date: 5-20-16



Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at , Wtvern  
My appointment expires: 1/07/2019

## Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 111334  
6 of 11

### SCHEDULE "B-1"

#### EXCEPTIONS:

✓A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Properties in the West 1/2 of the Southeast 1/4 of the  
Northeast 1/4 of Section 27  
Recorded: November 8, 1972  
Auditor's No: 776497  
Purpose: Roadway, utilities and waterline  
Area Affected: An undisclosed portion of the subject property

✓B. RESERVATIONS CONTAINED IN DEED

Executed by: Skyline Associates, a Washington Limited Partnership  
Recorded: February 8, 1977  
Auditor's No: 850635  
As Follows:

Reserving unto the Grantor, its successors and assigns, a non-exclusive easement for access from "Clyde Way", set forth in said Skyline No. 10, to and for the benefit of real property presently owned by the Grantor adjacent to and South of the premises conveyed hereby, over and upon that portion of the premises conveyed hereby lying West of a line beginning at Point "C" and continuing South 01 degrees 21'05" West to a point on line "A".

Affects: Access Easement

✓C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Recorded: November 9, 1999  
Auditor's No: 199911090032

✓D. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 2, 1995  
Auditor's No: 9506020038  
Purpose: Access and utilities easement  
Area Affected: Portion of subject property

☒ E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: January 16, 2001  
Recorded: December 26, 2001  
Auditor's No: 200112260206  
Purpose: "... utility systems for purposes of transmission,  
distribution and sale of gas and electricity. . ."  
Area Affected: Portion Southeast 1/4 of the Southeast 1/4 of the  
Northeast 1/4 of Section 27, Township 35 North,  
Range 1 East, W.M.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200101230049.

☒ F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
PLAT/SUBDIVISION:

Plat/Subdivision Name: Amended Cedar Glen Plat  
Recorded: February 21, 2002  
Auditor's No: 200202210051

A revision of "Cedar Glen Plat" recorded under Skagit County Auditor's File No. 200202080084.

☒ G. Terms and Provisions of City of Anacortes Ordinance No. 2606, recorded January 14, 2003,  
under Skagit County Auditor's File No. 200301140202. Said Ordinance amending the name of 'Clyde  
Way' (as platted) to 'Cedar Glen Way', as said affects the subject plat.

☒ H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public  
Recorded: September 30, 2003  
Auditor's No: 200309300148  
Purpose: Driveway  
Area Affected: As located

☒ I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: February 20, 2004  
Auditor's No: 200402200114  
Purpose: Driveway and utilities over Lots 15-19

☒ J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: March 19, 2004  
Auditor's No: 200403190120  
Purpose: Driveway and utilities over Lots 15-19