



201605270132

When recorded return to:
Mark McKnight and Louise McKnight
4307 Eagle View Court
Anacortes, WA 98221

Skagit County Auditor \$77.00
5/27/2016 Page 1 of 5 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026475

CHICAGO TITLE
620026475

STATUTORY WARRANTY DEED

THE GRANTOR(S) William H Fishfader and Sheila M Fishfader, Trustee (s) of the Fishfader Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Mark McKnight and Louise McKnight, husband and wife

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

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

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

Lot(s): 3 Anacortes SP ANA 98-002

Tax Parcel Number(s): P31682 / 350122-4-004-0109

Subject to:

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

Dated: May 20, 2016

William H Fishfader and Sheila M Fishfader, Trustee (s) of the Fishfader Living Trust

BY: William H. Fishfader TRUSTEE
William H. Fishfader
Trustee

BY: Sheila M. Fishfader trustee
Sheila M. Fishfader
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2138
MAY 27 2016

Amount Paid \$ 8433.³⁰
Skagit Co. Treasurer
By hcm Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

William H Fishfader, Trustee
Sheila M Fishfader, Trustee

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Fishfader Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 26, 2016

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

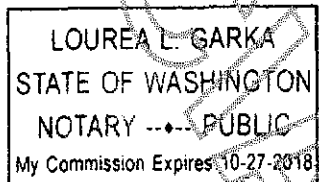


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P31682 / 350122-4-004-0109

PARCEL A:

Lot 3, CITY OF ANACORTES SHORT PLAT NO. ANA 98-002, approved June 15, 1998, recorded June 22, 1998, in Volume 13 of Short Plats, pages 140 and 141, under Auditor's File No. 9806220012, and being a portion of the Northeast Quarter of the Southeast Quarter of Section 22, Township 35 North, Range 1 East of the Willamette Meridian;

Situate in Skagit County, Washington.

PARCEL B:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a 20 foot strip of land shown as Eagle View Court on the face of said Short Plat.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Perpetual easement and right of way in favor of the Port of Anacortes for the free and unobstructed passage of aircraft in and through the airspace over and above the herein described premises, together with certain rights appurtenant thereto, as granted by instrument
Dated: May 13, 1968
Recorded: October 29, 1969
Auditor's No.: 732440, records of Skagit County, Washington
Affects: Parcel B
2. Restrictions and covenants contained in Deed through which title is claimed as recorded under
Auditor's No.: 8804290101, records of Skagit County, Washington
As follows: No fir trees will be cut without written permission of the seller or a reduction of the purchase price by 25%. Seller will approve any City of Anacortes approved subdivision of this property. Subdivided parcels cannot be sold without written approval of Mr. and Mrs. Hill (the seller). No structural remodeling without seller's approval. If any shortplating is to be done, purchaser will be responsible for any cost incurred.
3. Covenants and restrictions contained in conditional agreement for alternative sewage system
Recorded: March 5, 1993
Auditor's No.: 9303050107, records of Skagit County, Washington
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Anacortes Short Plat No. ANA 98-002:

Recording No: 9806220012
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 8, 1998
Auditor's No(s): 9809080157, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 5, 2000
Recording No.: 200005050043
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Eagle View Court Homeowners' Association
Recording Date: May 5, 2000
Recording No.: 200005050043
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 22, 2008
Recording No.: 200807220033
Matters shown: Fence
9. Assessments, if any, levied by Eagle View Court Homeowners' Association.

EXHIBIT "B"

Exceptions
(continued)

10. Assessments, if any, levied by City of Anacortes.