



201606220038

Skagit County Auditor

\$76.00

6/22/2016 Page

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4 11:43AM

When recorded return to:

Michael Markley and Alyson V. Ross-Markley
4110 Coralroot Place 13216 230th Pl. NE
Anacortes, WA 98221 REDMOND, WA 98053

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026850

CHICAGO TITLE

620026850

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert W. McConnell and Janet D. Marshall-McConnell, Trustees of the Marshall-McConnell Family Trust, dated January 8, 1997

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

in hand paid, conveys, and warrants to Michael Markley and Alyson V. Ross-Markley, husband and wife

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

Lot 9, Plat of Castilleja Bluff, recorded December 9, 2005, under Auditor's File No. 200512090181, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P123803 / 4878-000-009-0000

Dated: June 15, 2016

Marshall-McConnell Family Trust

BY: Robert W. McConnell
Robert W. McConnell
Trustee

BY: Janet D. Marshall-McConnell
Janet D. Marshall-McConnell
Trustee

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20162563

JUN 22 2016

Amount Paid \$ 5078.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of County

I certify that I know or have satisfactory evidence that Robert W. McConnell and Janet D. Marshall-McConnell 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 Marshall-McConnell Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/20/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Charlysville, WA
My appointment expires: 10/1/2019

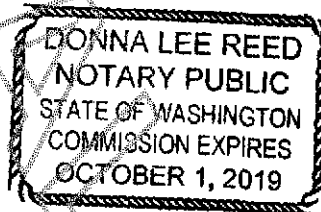


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 1977
Auditor's No(s): 850635, records of Skagit County, Washington
In favor of: The City of Anacortes, a municipal corporation
For: Concentrated drainage of water storage facilities
Affects: A portion of said premises
2. 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 ANACORTES SHORT PLAT NO. ANA 02-003:

Recording No.: 200211220122
3. Covenants, conditions and restrictions 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: November 22, 2002
Recording No.: 200211220122

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 20, 2005
Recording No.: 200509200014

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2013
Recording No.: 201308230003

NOTE: Revocation of Second Amendment to Covenants, Restrictions and Easements for Sands Short Plat (Ana 02-003) filed under Auditor's File Nos. 201504270092 and 201511170004
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 PLAT OF CASTILLEJA BLUFF:

Recording No.: 200512090181
5. Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: June 20, 2005
Auditor's No(s): 200506200173, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated.
6. Covenants, conditions and restrictions 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

EXHIBIT "A"

Exceptions (continued)

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: December 28, 2005
Recording No.: 200512280230

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 2006
Recording No.: 200608180160

7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 20, 2005
Auditor's No.: 200506200173, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.
10. Assessments, if any, levied by Skyline Beach Club, Inc..
11. Assessments, if any, levied by Sands Short Plat Homeowner's Association.
12. Assessments, if any, levied by Castilleja Bluff Homeowner's Association.