

When recorded return to:
Christopher R. Crane and Janie S. Crane
1216 11th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111617

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR HIM VUE, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher R. Crane and Janie S. Crane, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 11, Plat of Tinas Coma

Tax Parcel Number(s): P147046, 4755-000-011-0000

Lot 11, PLAT OF TINAS COMA, according to the plat thereof recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situated in Skagit County, Washington. This conveyance is subject to covenants, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 6/23/2016

By: Shannon P. Corcoran, Member

By: Melissa L. Corcoran, Member
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
30163716
JUN 30 2016
Amount Paid \$ 1518.00
By: [Signature]
Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shannon P. Corcoran and Melissa L. Corcoran are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of Hill Vue LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-29-16



Notary Public for and for the State of Washington
Residing at
My appointment expires: 3/7/20



EXHIBIT A

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No.: 9607100037
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

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

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No.: 200008110004

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No.: 200008240005
Executed by: Property Investors, LLC, a Washington limited liability company

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light
Dated: Not Disclosed
Recorded: July 6 1977
Auditor's No.: 859943
Purpose: Utility purposes
Area Affected: That part of vacated Apacortes Street in Lots 32, 33, Tracts "H" and "J"

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Crowther Properties LLC
Recorded: June 26, 2009
Auditor's No.: 200906260093
Area Affected: A 10 foot strip in common areas Tracts B and C
F. Any tax, fee, assessments or charges as may be levied by Tinas Coma Homeowner's Association.