



201607050092

Skagit County Auditor

\$77.00

7/5/2016 Page

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5 11:32AM

When recorded return to:

Timothy O'Hagan and Stacy O'Hagan
15199 North Dewey Beach
Anacortes, WA 98221

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500041746

CHICAGO TITLE
500041746

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2815

JUL 05 2016

Amount Paid \$ 5434.00

Skagit Co. Treasurer

By *ndm* Deputy**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michelle Smail and Mark Smail, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Timothy O'Hagan and Stacy O'Hagan, husband and wife

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

Lots 28 and 29, DEWEY BEACH ADDITION NO. 4, according to the plat thereof, recorded in
Volume 7 of Plats, page 50, records of Skagit County, Washington;

EXCEPT the northerly 5 feet of the easterly 80 feet of Lot 29;

TOGETHER WITH that portion of Lexington Avenue which abutts said Lots 28 and 29, more
particularly described as :

That portion of unimproved Lexington Avenue, as per the Map of Fidalgo City, recorded in Volume
2 of Plats, pages 113 through 116, records of Skagit County, Washington, lying contiguous to the
easterly line of Lots 28 and 29, DEWEY BEACH ADDITION NO. 4, according to the plat thereof,
recorded in Volume 7 of Plats, page 50, westerly the centerline of said Lexington Avenue and
Southerly of the Northeasterly projection of the north line and northerly of the northeasterly
projection of the south line of said Lots 28 and 29.

Situating in Skagit County, Washington.

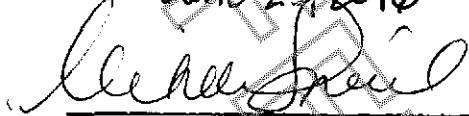
Tax Parcel Number(s): P65090 / 3904-000-028-0009, P65091 / 3904-000-029-0008,

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: June 29, 2016



Michelle Smail



Mark Smail

STATUTORY WARRANTY DEED
(continued)

State of Colorado

June 25, of 2016

I certify that I know or have satisfactory evidence that

MARK SMAIL Nichelle SMAIL
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6-25-2016

[Signature]
Name: KENT L. SIMERSON
Notary Public in and for the State of Colorado
Residing at: MONTROSE Colorado
My appointment expires: 02-11-2017

KENT L. SIMERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134008218
MY COMMISSION EXPIRES FEBRUARY 11, 2017

EXHIBIT "A"
Exceptions

1. 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 Dewey Beach Add No.4:

Recording No: 526500
2. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 148586, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. Right of the State of Washington or its successors, subject to payment of compensation therefore to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easement for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.
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 No.: 791878
4. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:
Recorded: October 20, 1964
Auditor's No.: 658755
Executed By: Fred Hendrickson, et al

By instrument filed June 14, 1966, as Auditor's File No. 681429, Paragraph 1 of said restrictions were amended

EXHIBIT "A"

Exceptions (continued)

to read as follows:

"(1) Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling, not to exceed one story and basement in height. In addition, there is permitted a garage or carport or combination thereof for not more than three (3) cars providing the lot size and set-back restrictions herein permit.

Except as herein amended the covenants and restrictions as set forth in the document of November 20, 1964 shall remain in full force and effect."

5. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:
Recorded: October 24, 1984
Auditor's No.: 8410240022
Regarding: Sand Filter Sewage System Installation
Reference is hereby made to the record for the full particulars of said notice/agreement.
However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
6. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:
Recorded: February 28, 2006
Auditor's No.: 200602280135
Regarding: On-Site Sewage System Agreement
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Dewey Beach Community Club, Inc..