



201607260070

Skagit County Auditor

7/26/2016 Page

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\$74.00

2 4:03PM

When recorded return to:

Erik Dente
913 22nd Street
Anacortes, WA 98221

Recorded at the request of:

Guardian Northwest Title

File Number: 111722

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed

111722

THE GRANTORS Ben L. Jennings and Linda J. Jennings, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erik Dente, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 4, Block 9, Nelson's Add to Anacortes

Tax Parcel Number(s): P58076, 3807-009-004-0014

Lot 4, Block 9, "NELSON'S ADDITION TO ANACORTES, WASH.", as per plat recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington.

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 7-21-2016

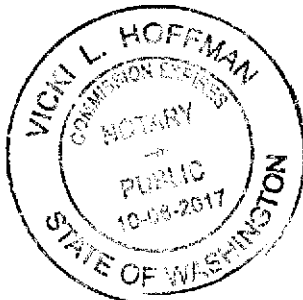
Ben Jennings

Linda Jennings

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ben Jennings and Linda Jennings, 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: 7-21-16



Printed Name: VICKI L. HOFFMAN
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 10-8-17

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3172
JUL 26 2016

Amount Paid \$ 5968.00
Skagit Co. Treasurer
By HTB Deputy

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111722
~~5 of 9~~

SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Nelson's Addition to Anacortes Wash.
Recorded: January 14, 1890
Auditor's No.: Vol. 2 page 102 of Plats

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 29, 2003, May 20, 2004 and May 6, 2005
Auditor's No.: 200312290118, 200405200085 and 200505060001

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: January 31, 2006
Auditor's No.: 200601310050
Purpose: Easement for Utilities
Area Affected: West 2.5 feet of subject property and other property