

When recorded return to:
Christian Maxwell Sandroni
3515 W 7th Place
Anacortes, WA 98221



Skagit County Auditor \$74.00
7/28/2016 Page 1 of 2 10:35AM

Recorded at the request of:
Guardian Northwest Title
File Number: A111971

Statutory Warranty Deed

A111971
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Thomas L. Allen and Pamela J. Allen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christian Maxwell Sandroni, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. of Lot 18, All of Lots 19-20, Block 913, Northern Pacific Add

Tax Parcel Number(s): P58622, 3809-913-020-0023

The West 10 feet of Lot 18, all of Lots 19 and 20, Block 913, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

EXCEPT the Northerly 34 feet thereof,

TOGETHER WITH the Northerly 47 feet of vacated Seventh Street West lying adjacent to and abutting said property as would attach by operation of law

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 7/22/2016

Thomas L. Allen

Pamela J. Allen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3203
JUL 28 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6217.20
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Thomas L. Allen and Pamela J. Allen, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-27-16

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

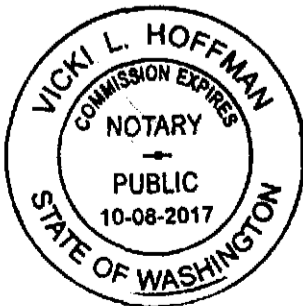


EXHIBIT A

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: Plat of Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Volume 2 of Plats, Page 9

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

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: March 18, 1982
Auditor's No. 8203180044
Purpose: Utility and vehicular traffic purposes
Area Affected: South 10 feet of said premises

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: August 15, 1986
Auditor's No.: 8608150046
Purpose: Underground electric system

E. 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: Vincent Hood Survey
Recorded: May 13, 2003
Auditor's No.: 200305130026