



201607290066

Skagit County Auditor

\$75.00

7/29/2016 Page

1 of

3 10:53AM

When recorded return to:
Carole A. Leander and Jason R. Leander
3815 N Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111889

Statutory Warranty Deed

A111889
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lawrence Tomovick, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carole A. Leander and Jason R. Leander, as wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 25, Township 35 North, Range 1 East, W.M.; Ptn. NE 1/4 - SE 1/4 (aka Tract D, SP #ANA 4-80)
Ptn. Lot 11, Block 2 King's First Addition to the City of Anacortes

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P32178, 350125-0-155-0507, P101354, 3802-002-011-0004

Dated 7/25/2016

Lawrence Tomovick

Lawrence Tomovick

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163243
JUL 29 2016

Amount Paid \$6519.80
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lawrence Tomovick, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-26-16

Vicki L. Hoffman

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

PARCEL "A":

Tract D, Short Plat No. ANA 4-80, approved October 14, 1980, and recorded October 15, 1980, in Volume 4 of Short Plats, Page 189, under Auditor's File No. 8010150001, records of Skagit County, Washington, being a portion of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

PARCEL "B":

All that portion of Lot 11, Block 2, "KING'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 1 of Plats, page 42, records of Skagit County, Washington, lying Westerly of the following described line:

Beginning at the Southwest corner of said Lot 11;
Thence East along the South line thereof for 12.32 feet to the true point of beginning;
Thence North for 98.9 feet to an intersection with the North line of Lot 11, at a point 12.33 feet East of the Northwest corner thereof and the terminus of said line.
TOGETHER WITH that portion of vacated "N" Avenue lying South of the South line of the alley running through Block 2 of said plat extended Westerly.

PARCEL "C":

All that portion of the East 38 feet of the following described property, lying South of the Westerly extension of the South line of the alley running through Block 2, "KING'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 1 of Plats, page 42, records of Skagit County, Washington.

A tract of land in the West 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
Thence North 89°56'30" West along the North line of said subdivision, 337.3 feet to the Northwest corner thereof; thence South 0°34'50" West along the West line of said subdivision 378.01 feet;
Thence South 89°56'30" East 337.3 feet, more or less, to the East line of that certain tract described as Parcel "B" as conveyed to Philip E. Walterman and Dorothy Walterman, husband and wife, by instrument dated October 23, 1967 and recorded December 1, 1967, under Auditor's File No. 707538, records of Skagit County, Washington; thence North 0°40'36" East along the East line of said Walterman tract to the point of beginning.

(Parcels "B" and "C" also being known as Lot 1 of Survey recorded in Volume 9 of Surveys, page 108, under Auditor's File No. 9001250006, records of Skagit County, Washington.)

EXHIBIT B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a Municipal Corporation
Recorded: January 8, 1926
Auditor's No. 190542
Purpose: A pipeline, pole line for telephone or power line
Area Affected: A portion of subject property see document for full particulars

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: July 10, 1979
Auditor's No. 7907100020
Purpose: To construct, operate, maintain, repair, replace and enlarge electric lines
Area Affected: The West 7 feet of the subject property

C. 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: Short Plat No. ANA 4-80
Recorded: October 15, 1980
Auditor's No.: 8010150001

D. 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: Survey for Darryl and Erin Jones
Recorded: January 25, 1990
Auditor's No.: 199001250006

E. Private rights of access and utilities, if any, over vacated streets lying within the subject property.