



201608020078

Skagit County Auditor

\$74.00

8/2/2016 Page

1 of

2 1:55PM

When recorded return to:  
**Kurt Keller**  
**4319 Kiowa Drive**  
**Mount Vernon, WA 98273**

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: 111929

## Statutory Warranty Deed

THE GRANTORS Edward Smith and Sandra L. Larson, each as their separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kurt Keller, a married man, as his separate estate** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 3 and Ptn. of Lot 4, Block 3, Similk Beach

GUARDIAN NORTHWEST TITLE CO.

111929-1

Tax Parcel Number(s): **P69232, 4001-003-004-0001**

The South 15 feet of Lot 4 and all of Lot 3, Block 3, SIMILK BEACH, according to the plat thereof, recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington.

Situating in 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

8-2-16

*Edward A. Smith*  
 Edward Smith

*Sandra Smith*  
 Sandra Smith

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

2016 3334

AUG 02 2016

Amount Paid \$ 3102.20

By Skagit Co. Treasurer

Deputy

STATE OF WashingtonCOUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Edward Smith and Sandra Smith, 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.

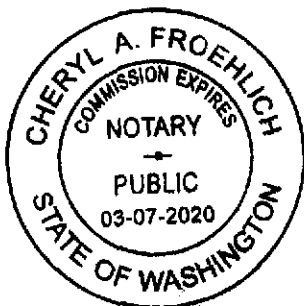
Date:

8-2-16

Printed Name: *Katie Hickok* Cheryl A. Froehlich

Notary Public in and for the State of

Washington

Residing at *Secho Woods*My appointment expires: *1-07-2019*

**SCHEDULE "B-1"**

**EXCEPTIONS:**

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

Recorded: July 25, 1929  
Auditor's No.: 225386  
Executed By: Similk Beach Development Co., a corporation

We note the reversionary rights released by instrument dated April 5, 1968 and recorded April 8, 1968, under Auditor's File No. 712159.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Similk Beach Development Company  
Recorded: January 10, 1935 and September 25, 1951  
Auditor's No.: 266914 and 466082  
Purpose: Water and sewer pipe lines and telephone and electric transmission lines  
Area Affected: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

C. Restrictive covenants contained in Deed recorded under Auditor's File No. 225146, through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.