

When recorded return to:

Gary L. Bacon
23727 Cove Road
Sedro Woolley, WA 98284



Skagit County Auditor

8/12/2016 Page

1 of

\$77.00

5 10:29AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028301

CHICAGO TITLE 620028301

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dann R. Ireland, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Gary L. Bacon, a single person and Trudi Mann, a single person

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

Lot 15, PLAT OF JANICKI COVE, DIVISION ONE, according to the plat thereof, recorded in Volume 10 of Plats, pages 1, 2 and 3, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P77728 / 4185-000-015-0002,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 8/12/16
AUG 12 2016

Amount Paid \$ 708.10
Skagit Co. Treasurer
By *MB* Deputy

STATUTORY WARRANTY DEED
(continued)

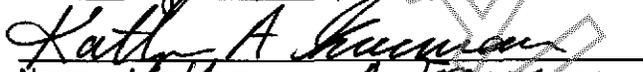
Dated: August 9, 2016


Dann R. Ireland

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dann R. Ireland is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 11, 2016


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 2, 1971
Auditor's No.: 761394, records of Skagit County, WA
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Pipe or pipes, line or lines for the transportation of water

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF JANICKI COVE DIVISION 1:

Recording No: 754410

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: June 22, 1971
Auditor's No.: 754357, records of Skagit County, WA

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 27, 1916; March 24, 1917 and June 16, 1918
Auditor's Nos.: Volumes 102, 106 and 110 of Deeds, Pages 560, 292 and 408
In favor of: Northern Pacific Railway Company
For: Construction and maintenance of dikes and placing and maintaining riprapping

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 16, 1964
Auditor's No.: 659838, records of Skagit County, WA
In favor of: State of Washington
For: 10 feet walking right-of-way only

6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 25, 1950
Auditor's No.: 444378, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"

Exceptions (continued)

- Affects: appurtenances
20 foot strip of shorelands
7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 20, 1970
Auditor's No.: 738078, records of Skagit County, WA
In favor of: Simpson Timber Company
For: Road right-of-way
Affects: 40 foot right-of-way as shown on the face of said plat
8. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: September 14, 1970
Auditor's No.: 743413, records of Skagit County, WA
In favor of: City of Sedro-Woolley
For: Construction, maintenance and operation of sewer pipe lines, together with right of ingress and egress
9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: June 22, 1971
Auditor's No(s): 754357, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: November 8, 1982, December 10, 1983, November 27, 1989 and June 18, 1992
Auditor's No(s): 8211080032, 8301210004, 8911170078 and 9206180005, records of Skagit County, Washington
11. Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 10, 2004
Auditor's No(s): 200405100172, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc.
For: Service/Access Agreement
12. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

13. Dues, charges and assessments, if any, levied by Janicki Cove Association.