

When recorded return to:

Jason R Zaharris and Kathryn A Zaharris
4606 Anaco Beach Road
Anacortes, WA 98221



201608120106

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No: 1620028308

Skagit County Auditor

\$77.00

3/12/2016 Page

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5 1:53PM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Knight Construction and Design, LLC Knight Construction and Design, LLC who
aquired title as Knight Construction and Design, a Washington Corporation

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

in hand paid, conveys, and warrants to Jason R Zaharris and Kathryn A Zaharris, a married couple

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

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

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

Lot(s): 3 Bessler Short Plat ANA -05-002

Tax Parcel Number(s): P123319 / 350127-4-009-0900

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3522

AUG 12 2016

Amount Paid \$ 2,141.00

Skagit Co. Treasurer

By *Ham* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2016

Knight Construction and Design, LLC

BY: Pat Knight
Pat Knight
Sole Member

State of Washington
County of Whatcom

I certify that I know or have satisfactory evidence that Knight Construction and Design, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 11, 2016

Michelle R Boudreau
Name: MICHELE R BOUDREAU
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: May 29, 2019

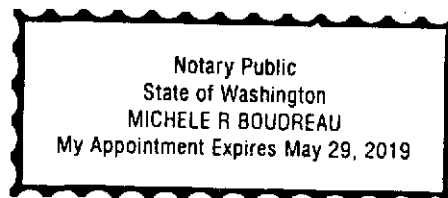


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123319 / 350127-4-009-0900

Lot 3, BESSLER SHORT PLAT NO. ANA-05-002, approved August 22, 2005 and recorded September 1, 2005, under Auditor's File No. 200509010125, records of Skagit County, Washington; being a portion of Government Lots 3 and 4, Section 27, Township 35 North, Range 1 East of the Willamette Meridian, and also being a portion of Tract 75, ANACO BEACH, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SHORT PLAT NO AN-05-002:

Recording No: 200509010125

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Anaco Beach

Recording No: Volume 5 of Plats Page 4

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Short Plat AN-83-002:

Recording No: 8308020008

4. 5 foot utility easement in favor of City of Anacortes, over the Northernly portion, as set forth in deed, recorded under Auditor's File No. 844526, records of Skagit County, Washington.

5. Easement for roadway, reserved in deed;
Dated: July 30, 1932
Recorded: August 2, 1932
Auditor's File No.: 252024, records of Skagit County, Washington

6. Public and private easements, if any, over vacated portion of said premises.

EXHIBIT "B"

Exceptions (continued)

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 5, 1983
Auditor's No(s): 8307050025, records of Skagit County, Washington
In favor of: Harold H. Lynch and Lorraine M. Lynch, husband and wife
For: Sanitary Sewer Installation, Maintenance, Repair and Replacement
Affects: A 10 foot strip as described therein
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.