

When recorded return to:
Steven Paul Elston and Kathleen Mary Elston
200 Swinemish Drive
La Conner, WA 98257

Recorded at the request of:
Guardian Northwest Title
File Number: A112318



201609010098

Skagit County Auditor \$75.00
9/1/2016 Page 1 of 3 1:36PM

Statutory Warranty Deed

A 112318
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Louise M. Pihl, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven Paul Elston and Kathleen Mary Elston, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 15, Entner's Tracts Sub #1 and Lot 41, Gibraltar Annex

Tax Parcel Number(s): P65205, 3909-000-015-0009, P73645, 4110-000-041-0000

PARCEL A

Tract 15, ENTNER'S TRACTS, SUBDIVISION NO. 1, as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington.

PARCEL B

Lot 41, GIBRALTER ANNEX, as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington, EXCEPTING therefrom an easement over the Westerly half thereof for a twelve foot road, ALSO EXCEPT any portion lying with in Turnstone Lane.

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 8/25/2016

Louise M. Pihl

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20103903

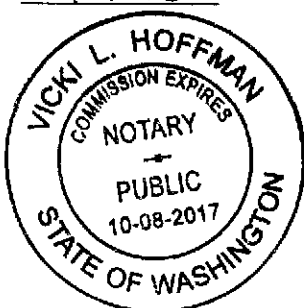
SEP 01 2016

Amount Paid \$ 3209.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: 9-1-16



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

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 Gibraltar Annex
Recorded: August 4, 1952
Auditor's No.: 478385

B. 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 Entner's Tracts Subdivision No. 1
Recorded: August 18, 1964
Auditor's No.: 654729

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: Record of Survey
Recorded: May 23, 1990
Auditor's No.: 9005230057
Affects: A portion of subject property and other lands

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: December 23, 1991
Court Case No.: 91-2-00018-5
Purpose: Beneficial Easement
Area Affected: Lots 39, 40 and 41

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: Record of Survey
Recorded: January 5, 1999
Auditor's No.: 9901050001

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Contingence LLC, a WA Limited Liability Company
Recorded: December 28, 2001
Auditor's No.: 200112280005
Purpose: Utility Purposes
Area Affected: The South 15 feet of Lot 15

Order No:

G. 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: Record of Survey
Recorded: March 15, 2004
Auditor's No.: 200403150165

H. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Puget Sound/Similk Bay.

I. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

J. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Virginia Foley, a single woman, her heirs, successors and assigns
Recorded: October 12, 2015
Auditor's No.: 201510120047
Purpose: Fence line easement
Area Affected: A portion of subject property

L. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 3, 2016
Auditor's No.: 201603030062

M. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 15, 2016
Auditor's No.: 201608150041
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.