

When recorded return to:
Melissa M. Goforth and Kevin M. Goforth
1713 25th H Court
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112404

201609230155
Skagit County Auditor
9/23/2016 Page 1 of 2 3:23PM \$74.00

Statutory Warranty Deed

A112404
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Andrew J. Struiksma and Shelly Struiksma, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Melissa M. Goforth and Kevin M. Goforth, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington


Abbreviated Legal:
Lot 4, SP#AN92-003


Tax Parcel Number(s): P103541, 350124-0-058-0500

Lot 4 of Anacortes Short Plat No. AN92-003, as approved February 12, 1993, and recorded February 12, 1993, in Volume 10 of Short Plats, pages 174 and 175, under Auditor's File No. 9302120125, and by Affidavit of Correction recorded January 25, 1994, under Auditor's File No. 9401250104, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M.

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 9/16/2016


Andrew J. Struiksma


Shelly Struiksma

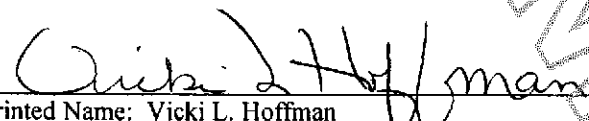
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016/336
SEP 23 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6395.20
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that Andrew J. Struiksma and Shelly Struiksma, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-22-16


Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

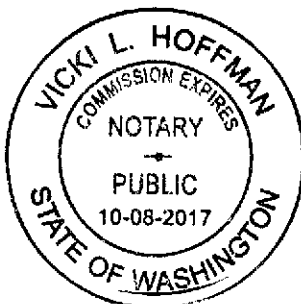


EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: October 30, 1992
Recorded: November 3, 1992
Auditor's No.: 9211030061
Purpose: Underground Electric System
Area Affected:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 7 feet in width across all Lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: AN-93-003
Recorded: February 12, 1993
Auditor's No.: 9302120125

Said matters include but are not limited to the following:

1. Water Supply – City of Anacortes
2. Sewage Disposal – City of Anacortes
3. The resubdivision of these tracts, also the construction of buildings and driveways, etc., are subject to the approvals of the appropriate City Officials.
4. The construction and maintenance of private roads and/or common driveways are the responsibility of Lot owners and shall be in direct relationship to the usage of the roads.
5. Utility easement over the North 7 feet of said premises.
6. Sanitary Sewer Easement over the Easterly 10 feet of said premises.

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

Dated: January 12, 1993
Recorded: February 12, 1993
Auditor's No.: 9302120127
Executed By: Theodorus G. Jenneskens and Maria K. Jenneskens

D. Terms and Conditions of Affidavit of Correction recorded January 25, 1994 under Auditor's File No. 9401250104.