

POOR ORIGINAL



201609300184

Skagit County Auditor

\$76.00

9/30/2016 Page

1 of

4 2:02PM

When recorded return to:
Bryan Shirley and Raylene Shirley
7342 Miller Road
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 112384

Statutory Warranty Deed

112384
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David G. Gold and Lori L. Gold, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bryan Shirley and Raylene Shirley, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 8, Township 34 North, Range 2 East; Ptn. NE NW aka Lot 2 PL05-0228

Tax Parcel Number(s): P126533, 340208-2-001-0600

Lots 2 of Skagit County Short Plat No. PL05-0228, approved July 31, 2007 and recorded August 2, 2007 as Skagit County Auditor's File No. 200708020140; being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 2 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

9/28/16

David G. Gold

Lori L. Gold SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164497

SEP 30 2016

Amount Paid \$ 12,554.00

Skagit Co. Treasurer

By *[Signature]* Deputy

STATE OF Washington

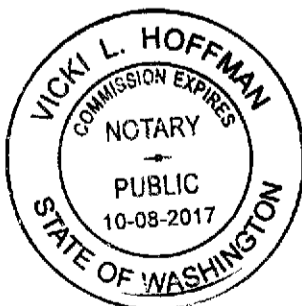
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that David G. Gold and Lori L. Gold, 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:

9-28-16



[Signature]
Printed Name: ~~Katie Hickok~~ VICKI L. HOFFMAN

Notary Public in and for the State of

Washington

Residing at COUPEVILLE

My appointment expires: ~~1-07-2019~~ 10-8-17

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: March 20, 1951
Recorded: April 20, 1951
Auditor's No. 459752
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected: Reference to the record is made for the full particulars

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Oak Harbor
Dated: July 13, 1971
Recorded: February 22, 1972
Auditor's No. 764362
Purpose: Waterline
Area Affected: A 15 foot wide strip across the subject property

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

Recorded: January 06, 2000
Auditor's No.: 200001060056
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.

D. 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: January 10, 2006
Auditor's No.: 200601100086

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: August 02, 2007
Auditor's No.: 200708020142

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. PL05-0228
Recorded: August 02, 2007
Auditor's No.: 200708020140

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

Recorded: August 02, 2007
Auditor's No.: 200708020141
Regarding: Protected Critical Area Agreement

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.

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

Recorded: August 8, 2008
Auditor's No.: 200808080107
Regarding: Sewage system

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.

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS
THEREOF:

Recorded:	November 2, 2015
Auditor's No.:	201511020109
Purpose:	Ingress, egress and utilities
Area Affected:	As described