

When recorded return to:
Robert B. Lechner and Barbara A. Lechner
3912 Marine Heights Way
Anacortes, WA 98221



201610310235

Skagit County Auditor \$76.00
10/31/2016 Page 1 of 4 11:59AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029231

CHICAGO TITLE
620029231

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Springmeyer and Susan Springmeyer, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert B. Lechner and Barbara A. Lechner, a married couple

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

Lot 5, PLAT OF CASTILLEJA BLUFF, according to the Plat thereof recorded December 9, 2005
under Auditor's File No. 200512090181, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123799 / 4878-000-005-0000

Subject to:

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

Dated: October 26, 2016

Steven Springmeyer

Susan Springmeyer

20164950
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 31 2016

Amount Paid \$ 6,235.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Stagit

I certify that I know or have satisfactory evidence that

Steven Springmeyer and Susan Springmeyer
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10-22-16

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 11-16-17

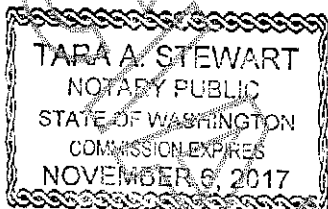


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 1977
Auditor's No(s): 850635, records of Skagit County, Washington
In favor of: The City of Anacortes, a municipal corporation
For: Concentrated drainage of water storage facilities
Affects: A portion of said premises
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 ANACORTES SHORT PLAT NO. ANA 02-003:

Recording No. 200211220122
3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 22, 2002
Recording No.: 200211220122

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 20, 2005
Recording No.: 200509200014

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2013
Recording No.: 201308230003

NOTE: Revocation of Second Amendment to Covenants, Restrictions and Easements for Sands Short Plat (Ana 02-003) filed under Auditor's File No. 201504270092

Approval of Revocation of Amendment No. 2 to Covenants, Restrictions and Easements for Sands Short Plat No. (ANA 02-003)

Recording Date: November 17, 2015
Recording No.: 2001511170004
4. 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 CASTILLEJA BLUFF:

Recording No. 200512090181
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 20, 2005
Auditor's No(s): 200506200173, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated.

EXHIBIT "A"

Exceptions (continued)

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 28, 2005
Recording No.: 200512280230

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 2006
Recording No.: 200608180160

7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 20, 2005
Auditor's No.: 200506200173, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 8, 2010
Recording No.: 201012080083

9. Revocation of Second Amendment to Covenants, Restrictions and Easements for Sands Short Plat (ANA 02-003) including the terms, covenants and provisions thereof

Recording Date: April 27, 2015
Recording No.: 201504270092

Approval of Revocation of Amendment No. 2 to Covenants, Restrictions and Easements for Sands Short Plat (ANA 02-003)

Recording Date: November 17, 2015
Recording No.: 201511170004

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Anacortes.
12. Assessments, if any, levied by Skyline Beach Club, Inc..
13. Assessments, if any, levied by Sands Short Plat Homeowner's Association.
14. Assessments, if any, levied by Castilleja Bluff Homeowner's Association.