



201611080137

Skagit County Auditor

\$74.00

11/8/2016 Page

1 of

2 3:05PM

When recorded return to:

Terry & Terry and Company, LLC
2902 I Avenue
Anacortes, WA 98221

Filed for Record at Request of
Land Title & Escrow

Escrow Number: 156127-SAE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165079
NOV 08 2016

Grantor: Rene M. Beliveau and Chloe L. Beliveau

Grantee: Terry & Terry and Company LLC

Tax Parcel Number(s): P55787/3772-121-020-0000

Abbreviated Legal: Lots 19 & 20, Block 121, Anacortes

Amount Paid \$ 3956.⁶⁰
Skagit Co. Treasurer
By *Mam* Deputy

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR(S) Rene M. Beliveau and Chloe L. Beliveau, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Terry & Terry and Company LLC, a Washington Limited Liability Company GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lots 19 and 20, Block 121, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

THE SELLERS (GRANTORS) HEREIN RESERVE UNTO THEMSELVES AND THEIR ASSIGNS, A 'VIEW EASEMENT' IN FAVOR OF THEIR ADJOINING PROPERTY DESCRIBED AS FOLLOWS:

(P55789) 3772-121-018-0004; Address: 1408 18th Street, Anacortes, WA 98221

Lots 17 and 18, Block 121, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

The following Said 'View Easement' is described and outlined as follows:

"View Easement to be located on 1402 18th Street for the benefit of 1408 18th Street.

A 'Primary View Easement' shall be established and shall be bounded on the East and West by the existing property lines; bounded on the South by existing North exterior wall of the primary residential structure, as exists on the day of execution of this deed; AND on the North by the existing South exterior wall of the detached accessory structure, as such exists on the day of execution of this deed and a line extending Westerly from the Southwest exterior wall of the said 'accessory structure' extending to the Southeast exterior wall corner of the existing accessory structure located on 1408 18th Street.

Nothing located within the primary view easement shall exceed six (6) feet in height above grade, as such exists on the date of execution of this deed. This shall include, but will not be limited to, all

structures, vegetation, landscaping, and/or other elements or features. Roof overhands extending no more than two (2) feet, and their associated gutters and down spouts, shall be exempted from these restrictions.

Additionally, a 'Secondary View Easement' shall be established on all areas lying North of the Northerly boundary of said 'Primary View Easement', including area of existing accessory structure.

Nothing located within the Secondary View Easement shall exceed twelve (12) Feet in height above grade as such exists on the date of execution of this deed, this shall include, but not be limited to, all structures, vegetation, landscaping, and/or other elements of features. Existing accessory structure shall be permitted to be maintained and/or replaced in its current location, configuration and height.

Dated November 3, 2016



Rene M. Beliveau


Chloe L. Beliveau

STATE OF WASHINGTON
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Rene M. Beliveau and Chloe L. Beliveau**
are the persons who appeared before me, and said persons 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.

Dated: November 3, 2016


Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

