



201611210079

When recorded return to:  
**Michael B. Smolsnik and Angela J. Smolsnik**  
 3809 W 4<sup>th</sup> Street  
 Anacortes, WA. 98221

Skagit County Auditor \$74.00  
 11/21/2016 Page 1 of 2 1:41PM

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: A112730

# Statutory Warranty Deed

A112730  
 GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Michael H. Smolsnik, An Unmarried Man** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael B. Smolsnik and Angela J. Smolsnik, A Married Couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
 Ptn. Lots 3 – 5, Block 1308, Northern Pacific Addn.

Tax Parcel Number(s): **P58326, 3809-308-005-0009**

The West 24.4 feet of Lot 3, all of Lot 4, and the East 21.15 feet of Lot 5, Block 1308, "NORTHERN PACIFIC ADDITION" according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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 **11/16/2016**

Michael H. Smolsnik

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX  
 20165274  
 NOV 21 2016

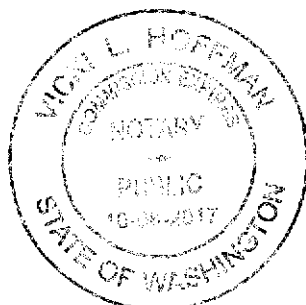
Amount Paid \$ **5345.00**  
 Skagit Co. Treasurer  
 By *Heim* Deputy

STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael H. Smolsnik, the persons who appeared before me, and said person(s) acknowledged that he 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: 11-18-16

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



Order No:

**EXHIBIT 'A'**

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 Northern Pacific Addition to Anacortes  
Recorded: March 4, 1891  
Auditor's No.: Volume 2 of Plats, Page 9

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

Recorded: November 24, 1954  
Auditor's No.: 509693  
Executed By: Park Estates Development Co., a limited partnership,  
by Great Western Investment Co. Inc., General Partner,  
by Albert Balch, President

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: September 30, 1981  
Recorded: October 6, 1981  
Auditor's No.: 8110060024  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: A portion of the North 10 feet of Lot 3