

When recorded return to:
Christopher Crane and Janie S. Crane
1216 11th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112986



201612200065

Skagit County Auditor

\$74.00

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2 3:29PM

Statutory Warranty Deed

A112986
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Linda J. Larson, individually and as surviving spouse of James W. Larson for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Christopher Crane and Janie S. Crane, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 19, Washington Park Estates

Tax Parcel Number(s): P117645, 4770-000-019-0000

Lot 19, "PLAT OF WASHINGTON PARK ESTATES", as per plat recorded November 29, 2000 under Auditor's File No. 200011290068, 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 12/15/2016

Linda J. Larson

Linda J. Larson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165740

DEC 20 2016

Amount Paid \$ *2408.00*

Skagit Co. Treasurer

By *MG*

Deputy

STATE OF Washington

COUNTY OF KING SS:

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

Date: 12-19-16

Keaton Dahlinger
Printed Name: Keaton Dahlinger

Notary Public in and for the State of Washington

Residing at US Bank Redmond

My appointment expires: May 4 2020

KEATON DAHLINGER
Notary Public
State of Washington
My Appointment Expires May 4, 2020

EXHIBIT A

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Walton Lumber Company
Recorded: August 29, 1962
Auditor's No: 625661

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

Plat/Subdivision Name: Washington Park Estates
Recorded: November 29, 2000
Auditor's No: 200011290068

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

Dated: November 28, 2000
Recorded: November 9, 2004
Auditor's No: 200411090072
Executed by: Sunset Cove Development, L.L.C.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200011290067.

Said covenants make several references to an Exhibit "A" that was not attached to the recorded copy.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Declaration Dated: May 30, 2001
Recorded: May 30, 2001
Auditor's No: 200105300157

D. Terms and provisions contained in Bylaws of Sunset Cove Development Homeowners Association recorded January 21, 2005 under Auditor's File No. 200501210087.

Said Bylaws were amended on November 2, 2010 under Auditor's File No. 201011020046.