

When recorded return to:  
Malcolm J. McPhee and Michelle C. McPhee  
2292-41st Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112699



Skagit County Auditor  
1/3/2017 Page

1 of

\$75.00  
3 1:45PM

### Statutory Warranty Deed

A 112644

GUARDIAN NORTHWEST TITLE CO

**THE GRANTORS** Thomas L. Allen and Pamela J. Allen, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Malcolm J. McPhee and Michelle C. McPhee, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Block 201, Anacortes (aka Lot C, BLA-2015-0008)1

Tax Parcel Number(s): **P133009, 3772-201-017-1005**

Lot C as more particularly described in the BLA-2015-0008, Record of Survey/Boundary Line Adjustment, recorded under Skagit County Auditor's File No. 201508310104; being a portion of Lots 1 - 8, and Lots 11 - 17, Block 201, "Map of the City of Anacortes", as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington.

EXCEPT that portion conveyed to the City of Anacortes for right-of-way by deed recorded July 7, 2016 under Auditor's File No. 201607070044.

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 12/30/2016

Thomas L. Allen

Pamela J. Allen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20178  
JAN 03 2017

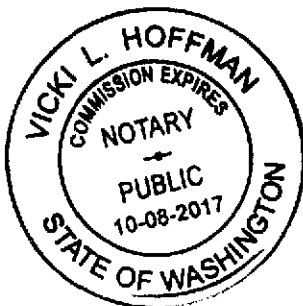
Amount Paid \$ 9795.00  
Skagit Co. Treasurer

By Pham Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas L. Allen and Pamela J. Allen, the persons who appeared before me, and said person(s) 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.

Date: 12-29-16



Printed Name: Vicki L. Hoffman

Notary Public in and for the State of

Washington

Residing at Coupeville, WA

My appointment expires: 10-8-17

## EXHIBIT A

### EXCEPTIONS:

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

Recorded: July 20, 2005  
Auditor's No. 200507200145  
Executed By: Bradley R. Paulson, et ux

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200507010155.

B. 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: Record of Survey  
Recorded: May 8, 2008  
Auditor's No.: 200805080041

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: November 12, 2015  
Recorded: December 7, 2015  
Auditor's No. 201512070093  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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

Recorded: September 15, 2015  
Auditor's No. 201509150071  
Purpose: Thomas L. Allen and Pamela J. Allen, a married couple, and Frank Jeretzky and Sharon Jeretzky, a married couple

E. 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: Record of Survey  
Recorded: August 31, 2015  
Auditor's No.: 201508310104

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: GEMS, LLC, a Florida limited liability company  
Recorded: November 7, 2014  
Auditor's No. 201411070024  
Purpose: Easement for access, utilities and structures

Order No:

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: GEMS, LLC, a Florida limited liability company  
Recorded: July 17, 2014  
Auditor's No: 201407170005  
Purpose: Ingress and egress, utilities, parking, erosion control, slope stability projects, drainage infrastructure, and storage

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Frank Jeretzky and Sharon Jeretzky, h/w, and Thomas Allen and Pamela Allen, h/w  
Recorded: December 29, 2015  
Auditor's No: 201512290008  
Purpose: Drainage  
Area Affected: Benefits said premises