

POOR ORIGINAL



201701170235

Skagit County Auditor

\$75.00

1/17/2017 Page

1 of

3 3:53PM

When recorded return to:

Laureen K. Atkinson
5903 Sands Way #B
Anacortes, WA. 98221

Recorded at the request of:

Guardian Northwest Title
File Number: A113132

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

A113132

THE GRANTOR Joshua P. Fuller, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Laureen K. Atkinson the following described real estate, situated in the County of Skagit, State of Washington
A Single Woman

Abbreviated Legal:

Unit B, Seabreeze Townhomes II

Tax Parcel Number(s): P116563, 4749-006-002-0000

Unit B, "SEABREEZE TOWNHOMES II, CONDOMINIUM", as per plat recorded February 11, 2000 under Auditor's File No. 200002110092, 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 JAN 2017

Joshua P. Fuller

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017188

JAN 17 2017

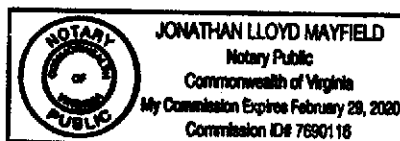
Amount Paid \$ 5140.30
Skagit Co. Treasurer
By *man* Deputy

STATE OF ~~Washington~~ ^{VA} Virginia)
COUNTY OF ~~Skagit~~ ^{VA} City of Alexandria SS:

I certify that I know or have satisfactory evidence that Joshua P. Fuller, the persons who appeared before me, and said person(s) acknowledged that he/she/they 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: 1/12/17

Printed Name: Jonathan Lloyd Mayfield
Notary Public in and for the State of ~~Washington~~ ^{VA} Virginia
Residing at ~~Coupeville, WA~~ ^{VA} Lorton, VA
My appointment expires: ~~10/08/2017~~ ^{VA} 2/29/2020



SCHEDULE "B-1"

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

In Favor Of: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No: 617291
For: Transmission line
Affects: Exact location not disclosed on the record

B. Right of the public to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon as contained in the dedication of the plat.

C. PROTECTIVE COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Dated: June 20, 1972
Recorded: June 28, 1972
Auditor's No: 770309
Executed by: Skyline Associates, a limited partnership, Harry Davidson, General Partner

D. EASEMENT PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

E. TERMS, CONDITIONS OF ANY UNRECORDED EASEMENT AS DISCLOSED BY RECITALS CONTAINED IN INSTRUMENTS HEREIN SET FORTH AND OTHER INSTRUMENTS OF RECORD:

In Favor Of: United States Coast Guard
Recorded: July 3, 1961 and March 29, 1962
Auditor's No: 609474 and 619670, respectively
Purpose: Underground power line, together with right of ingress and egress
Area Affected: The exact location of said easement is not disclosed on the record

F. Provisions of the Articles of Incorporation and By-Laws of Skyline Beach Club.

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

Plat/Subdivision Name: Seabreeze Townhomes II, Condominium
Recorded: February 11, 2000
Auditor's No.: 200002110092

H. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Seabreeze Condominium, or any amendment thereto, or under the bylaws adopted pursuant to said Declaration.

I. Restrictions contained in the Declaration of Condominium, allowing the Association of Apartment Owners or its designee the right of first refusal on the sale of said unit. Proof of compliance and acceptance by said association must be furnished.

J. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

K. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

L. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: February 11, 2000
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M. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: February 11, 2000
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