

**When recorded return to:**

Kellie A. Matuska and David W. Matuska  
3809 Copper Pond  
Anacortes, WA 98221



201701310071

Skagit County Auditor

\$76.00

1/31/2017 Page

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4 1:57PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029592

**CHICAGO TITLE**  
620029592

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael W. Farmer and Alicia M. Farmer, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Kellie A. Matuska and David W. Matuska, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 39, Plat of Copper Pond Planned Unit Development, according to the plat thereof, recorded in Volume 16 of plats, pages 70 through 72, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P108208 / 4661-000-039-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017400  
JAN 31 2017

Amount Paid \$ 7301.22

Skagit Co. Treasurer

By

Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 17, 2017

*[Signature]*

Michael W. Farmer

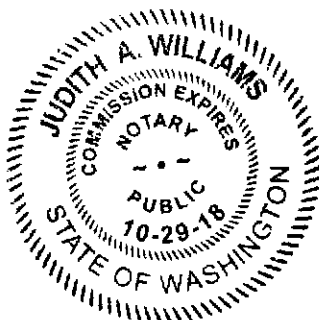
*[Signature]*

Alicia M. Farmer

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael W. Farmer and Alicia M. Farmer are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JAN. 30, 2017



*[Signature]*  
Name: JUDITH A. WILLIAMS  
Notary Public in and for the State of WA  
Residing at: SHENWOOD  
My appointment expires: 10/29/18

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Copper Pond PUD:

Recording No: 9509110092

2. Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line(s), together with necessary appurtenances, granted by instrument

Recorded: August 17, 1962

Auditor's No.: 625248, records of Skagit County, WA

To: Puget Sound Power & Light Company

3. Easement, including the terms and conditions thereof, granted by instrument

Recorded: September 11, 1995

Auditor's No.: 9509110140, records of Skagit County, WA

In favor of: Port of Anacortes

For: Free and unobstructed use and passage of all types of aircraft

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons.

Recorded: September 11, 1995

Auditor's No.: 9509110141, records of Skagit County, WA

Executed by Creekside Village Development Company

AMENDED by instrument recorded March 20, 1997 and December 17, 1997 under Auditor's File No. 9703200089 and 9712170015, records of Skagit County, Washington.

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: September 11, 1995

Auditor's No.: 9509110141, records of Skagit County, WA

Amended by instrument recorded March 20, 1997 and December 17, 1997, under Auditor's File No. 9703200089 and 9712170015, records of Skagit County, Washington.

## **EXHIBIT "A"**

### **Exceptions (continued)**

6. Dues, charges and assessments, if any, levied by Copper Pond Homeowners Association.
7. Liability to future assessments, if any, levied by the City of Anacortes.
8. City, county or local improvement district assessments, if any.