

When recorded return to:

Erik S. Gustafson and Lorelei S. Gustafson
3940 Harbor Place
Anacortes, WA 98221



201702170096

Skagit County Auditor

\$77.00

2/17/2017 Page

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5 3:01PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028911

CHICAGO TITLE

620028911

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blake J. Tornnga and Tammy A. Tornnga, 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 Erik S. Gustafson and Lorelei S. Gustafson, husband and wife

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

Lot 51, Plat of Seaview Division No. 4, according to the plat thereof, recorded in Volume 17 of
plats, page 72, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P115961 / 4734-000-051-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017048

FEB 17 2017

Amount Paid \$ 10.724 00

Skagit Co. Treasurer

By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 6, 2017

Blake J. Tornga
Blake J. Tornga

Tammy A. Tornga
Tammy A. Tornga

State of ITALY

COUNTY of NAPLES

I certify that I know or have satisfactory evidence that

BLAKE J. TORNGA AND TAMMY A. TORNGA

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: FEBRUARY 9TH, 2017

Kevin Bailey
Name: LN³ KEVIN E. BAILEY, USN
Notary Public in and for the State of ITALY
Residing at: NAPLES, ITALY
My appointment expires: OCTOBER 19, 2019

LN³ KEVIN E. BAILEY, USN
NOTARY
AUTHORITY 10 U.S.C. 1044a
NO SEAL REQUIRED
COMMISSION EXPIRES: OCTOBER 19, 2019

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument
Recorded: June 14, 1999
Auditor's No.: 9906140008, records of Skagit County, WA
In favor of: Del Mar Community Services, Inc., Puget Sound Energy, Cable
Television and Telephone Companies, Div. 4 Seaview Homeowners Association and their
respective successors and assigns
For: Install, lay, construct, renew, operate, maintain and remove utility
systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing
utility services to the subdivision and other property, together with the right to enter upon the
lots and tracts at all times for the purposes stated
2. 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 Plat
of Seaview Division No. 4:

Recording No: 9906140008
3. Covenants, conditions, assessments, restrictions and easements 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,
source of income, gender, gender identity, gender expression, medical condition or genetic
information, 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 in the document

Recording Date: June 14, 1999
Recording No.: 9906140009
4. Stormwater System Maintenance Plan, including the terms, covenants and provisions thereof;

Recording Date: June 14, 1999
Recording No.: 9906140010
5. Terms and conditions of contract thereof, entered into
By: O. B. McCorkle and Esther M. McCorkle, husband and wife; and
And between: Del Mar Community Service, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Providing: Among other matters, for the development of the water system and other
facilities and issuance of certificates of membership
6. Assessments or charges and liability to further assessments or charges, including the terms,
covenants, and provisions thereof, disclosed in instrument
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Imposed by: Del Mar Community Services, Inc.
7. Covenants, conditions, assessments, restrictions and easements 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,
source of income, gender, gender identity, gender expression, medical condition or genetic
information, 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 in the document

Recording Date: July 15, 1992
Recording No.: 9207150054

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 30, 1992
Recording No.: 9207300187

EXHIBIT "A"

Exceptions
(continued)

8. Agreement, including the terms and conditions thereof, entered into
By: San Juan Fidalgo Holding Co., Inc., et al
And between: Del Mar Community Services Inc.
Recorded: April 13, 1990
Auditor's No.: 9004130116, records of Skagit County, WA
Providing for: Cost for water services and future memberships
- AMENDMENT to Agreement
Recorded: June 28, 1991
Auditor's No.: 9106280127, records of Skagit County, WA
9. Terms and conditions of the easement as granted by instrument
Recorded: May 12, 1995
Auditor's No.: 9505120088, records of Skagit County, WA
10. Agreement, including the terms and conditions thereof;
By: San Juan Fidalgo Holding Co., Inc., et al
And between: Del Mar Community Services Inc.
Recorded: April 13, 1990
Auditor's No.: 9004130116, records of Skagit County, WA
Providing for: Cost for water services and future memberships
- AMENDMENT to Agreement
Recorded: June 28, 1991
Auditor's No.: 9106280127, records of Skagit County, WA
11. Decision approving final plat, including the terms and conditions thereof
Recorded: June 8, 1995
Auditor's No.: 9506080045, records of Skagit County, WA
- Order clarifying decision
Recorded: July 10, 1995
Auditor's No.: 9507100108, records of Skagit County, WA
- Order granting extension
Recorded: January 2, 1996
Auditor's No.: 9601020083, records of Skagit County, WA
- Order denying motion for extension
Recorded: February 6, 1996
Auditor's No.: 9602060039, records of Skagit County, WA
- Order granting extension
Recorded: November 7, 1997
Auditor's No.: 9711070076, records of Skagit County, WA
12. Agreement, including the terms and conditions thereof;
By: San Juan Fidalgo Holding Co., Inc., a Washington corporation, et al
Recorded: July 31, 1992
Auditor's No.: 9207310039, records of Skagit County, WA
Providing: Stipulation For Rejection of Executory Contract
13. Franchise, including the terms and conditions thereof,
Recorded: January 24, 1995
Auditor's No.: 9501240061, records of Skagit County, WA
In favor of: Del Mar Community Services, Inc.
For: Water utilities, for a period of 25 years
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Patrick Knight
Purpose: Setback purposes
Recording Date: October 27, 2000

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200010270086

15. Assessments, if any, levied by Seaview IV Association.