

When recorded return to:  
Qben D. Oliver  
11871 Sunrise Plateau Drive  
Apacortes, WA 98221

Skagit County Auditor  
2/21/2017 Page



201702210188

1 of 5 4:03PM \$77.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE

Escrow No.: 620029960

620029960

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John J. Goodman and Karen J. Goodman, 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 Qben D. Oliver, a married man as his sole and separate property

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

Lot 1A, Goodman Short Plat No. 05-0120, recorded under Auditor's File No. 200707240084, records of Skagit County, Washington

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P33414 / 350231-4-004-0016,

Subject to:

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

Dated: February 13, 2017

John J. Goodman

Karen J. Goodman

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017670  
FEB 21 2017

Amount Paid \$ 1429.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

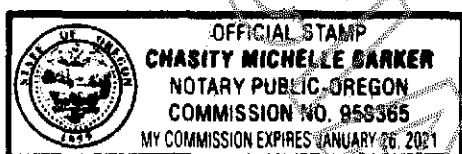
STATUTORY WARRANTY DEED  
(continued)

State of OR  
County of Deschutes

I certify that I know or have satisfactory evidence that  
John L Goodman & Karen J Goodman  
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: 2-15-17

Chasity M Barker  
Name: Chasity M Barker  
Notary Public in and for the State of OR  
Residing at: Deschutes  
My appointment expires: 1-21-21



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Anacortes  
Purpose: All municipal purposes  
Recording Date: January 14, 1931  
Recording No.: 240261, records of Skagit County, Wa
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way.  
Recording Date: April 2, 1951  
Recording No.: 459743, records of Skagit County, Wa
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: An anchor guy to be located in Government Lot 2, of Section 32, Township 35 North, Range 2 East, W.M.  
Recording Date: July 1, 1957  
Recording No.: 553207, records of Skagit County, Wa  
Affects: The exact location of said anchor guy is not disclosed on the record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: John Tursi and Doris Tursi, husband and wife  
Purpose: Water line purposes, together with the right of ingress and egress for the purpose of installing, construction, repairing, etc. water pipe and/or water lines.  
Recording Date: September 14, 1960  
Recording No.: 598764, records of Skagit County, Wa
5. Relinquishment of rights of access to State Highway and of light, view and air under terms of Deed to the State of Washington.  
  
Recorded: September 19, 1956  
Auditor's No.: 541733, records of Skagit County, Wa
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Anacortes  
Purpose: ingress and egress  
Recording Date: November 3, 1977  
Recording No.: 867966, records of Skagit County, Wa
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Anacortes  
Purpose: ingress and egress  
Recording Date: November 3, 1977  
Recording No.: 867967, records of Skagit County, Wa
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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

## EXHIBIT "A"

Exceptions  
(continued)

said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 127-79:

Recording No: 8811190004, records of Skagit County, Wa

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Survey:

Recording No: 9807230084, records of Skagit County, Wa

10. Easement(s) and Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: D. David McMillen  
Purpose: To remove trees for the purpose of opening or maintaining water views  
Recording Date: February 12, 1999  
Recording No.: 9902120014, records of Skagit County, Wa  
Affects: Lot 1, of Short Plat 127-79

11. Easement(s) and Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: D. David McMillen  
Purpose: Top and/or trim trees for the purpose of opening and maintaining water views for the benefit of the dominate estate, and remove rock from the existing borrow pit near the Southwest corner of the servient estate for the benefit of the dominate estate.  
Recording Date: February 12, 1999  
Recording No.: 9902120015, records of Skagit County, Wa  
Affects: Lot 2 and 3 of Short Plat No. 127-79

12. Easement(s) and Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: D. David McMillen  
Purpose: To remove trees for the purpose of opening or maintaining water views  
Recording Date: February 12, 1999  
Recording No.: 9902120016, records of Skagit County, Wa  
Affects: Lot 2, of Short Plat 127-79

13. Covenants, conditions and restrictions 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 in the document

Recording Date: November 27, 1989  
Recording No.: 8911270059, records of Skagit County, Wa

14. Declaration of easement, including the terms and provisions thereof:

Recorded: May 30, 1995  
Auditor's No.: 9505300097, records of Skagit County, Wa

## EXHIBIT "A"

### Exceptions (continued)

- Purpose: A non-exclusive easement for ingress, egress and utilities  
Affects: Over, across, along and under those portions of Fidalgo Bay Addition to Anacortes, Blocks 3, 4, 12, 13, 14, 18, 19 and 20.
15. Covenants, conditions and restrictions 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 in the document
- Recording Date: April 22, 1991  
Recording No.: 9104220048, records of Skagit County, Wa
- Modification(s) of said covenants, conditions and restrictions
- Recording No.: 9311190025, 9504280099, 9607120100, 9704030052, 200206200141 and 200406250107, records of Skagit County, Wa.
16. Reservation contained in Deed:
- Executed by: Cully Road Development, Inc.  
Recorded: April 10, 1998  
Auditor's No.: 9804100051, records of Skagit County, Wa  
As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.
17. Plat Lot of Record Certification including the terms, covenants and provisions thereof:
- Recording Date: August 9, 2005  
Recording No.: 200508090059
18. 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 GOODMAN SHORT PLAT NO. 05-0120:
- Recording No.: 200707240084
19. Plat Lot of Record Certification including the terms, covenants and provisions thereof
- Recording Date: July 24, 2007  
Recording No.: 200707240085
20. Protected Critical Area Easement including the terms, covenants and provisions thereof
- Recording Date: July 24, 2007  
Recording No.: 200707240086
21. City, county or local improvement district assessments, if any.
22. Dues, charges and assessments, if any, levied by Fidalgo Community Association.