



201702280196

Skagit County Auditor

\$77.00

2/28/2017 Page

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5 3:33PM

When recorded return to:

Christopher Ihlan
3502 F Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029970

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2017781

FEB 28 2017

Amount Paid \$ 6430.80

Skagit Co. Treasurer

By *Mdm* Deputy

CHICAGO TITLE CO. 620029970

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dolores M Michaud, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to Christopher Ihlan, a single man

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

Lot 54, "PLAT OF HORIZON HEIGHTS DIVISION NO. IV", as per plat recorded in Volume 16 of
Plats, pages 105 and 106, records of Skagit County, Washington

Situated in Skagit County, Washington

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


Tax Parcel Number(s): P108746 / 4676-000-054-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 22, 2017


Dolores M Michaud

STATUTORY WARRANTY DEED

(continued)

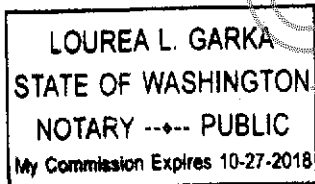
State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that

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

Dated: February 27, 2017



Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

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 ANACORTES SHORT PLAT NO. ANA 95-001:
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 HORIZON HEIGHTS DIV. NO. IV:

Recording No: 9605300104

3. 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 but does not discriminate against handicap persons.

Recorded: June 29, 1995

Auditor's No.: 9506290069, records of Skagit County, WA

Executed by Pacific Summit Construction, Inc.

4. Agreement, including the terms and conditions thereof, entered into
By: City of Anacortes
And between: Raymond G. Jones, etux etal
Recorded: March 27, 1970
Auditor's No.: 737329, records of Skagit County, WA

5. Encroachment of fence running North to South along West boundary of said premises as disclosed by survey of said plat.

Any claim of adverse possession which may arise due to the location of an existing fence along the West line of said premises disclosed on the face of said plat.

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.

EXHIBIT "A"

Exceptions (continued)

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.