

When recorded return to:
Paul Demmon
1004 Commercial Ave. #591
Anacortes, WA 98221



201703030097

Skagit County Auditor \$78.00
3/3/2017 Page 1 of 6 1:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029756

CHICAGO TITLE

620029756

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017841
MAR 03 2017

Amount Paid \$ 2764.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Private Annuity Trust of Richard and Charlotte Puck, dated July 24, 2005
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Paul Demmon, an unmarried person

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

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

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

Lot(s): Ptn 8 & all 9 and 10 Block: 1003 Northern Pacific Add (aka Lot D survey 9406230072)

Tax Parcel Number(s): P109011/3809-003-010-0100

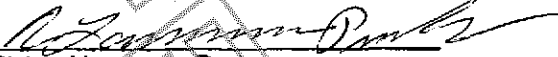
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 22, 2017

Private Annuity Trust of Richard and Charlotte Puck, dated July 24, 2005

BY: 
Richard Laurence Puck
Trustee

STATUTORY WARRANTY DEED
(continued)

State of CA
County of Orange

I certify that I know or have satisfactory evidence that Richard Laurence Puck is/are the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Trustee of the Private Annuity Trust of Richard and Charlotte Puck to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-27-2017



Name: Justin Clancy
Notary Public in and for the State of CA
Residing at: 109 Grulla, San Clemente, CA 92672
My appointment expires: 2/25/2019

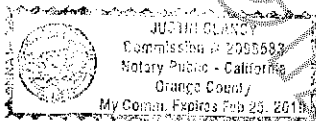


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P109011/3809-003-010-0100

The West Half of Lot 8 and all of Lots 9 and 10, Block 1003, Northern Pacific Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, also shown as Lot D of Survey recorded June 23, 1994, in Volume 16 of Surveys, pages 4, 5 and 6 recorded under Auditor's File No. 9406230072, records of Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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, 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: November 24, 1954
Recording No.: 509893

2. 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: to construct, operate maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Recording Date: April 13, 1994
Recording No.: 9404130143
Affects: Portion of said premises and other property

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: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
Recording Date: January 17, 1997
Recording No.: 9706170111
Affects: Portion of said premises

4. 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, 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: August 18, 1994
Recording No.: 9408180040

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

Purpose: ingress, egress and utilities
Recording Date: July 3, 1997
Recording No.: 9707030069

EXHIBIT "B"

Exceptions
(continued)

- Affects: portion of said premises
6. 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 Survey:

Recording No: 9406230072
 7. City, county or local improvement district assessments, if any.
 8. Assessments, if any, levied by City of Anacortes.