

When recorded return to:
Judy Thompson and Wayne Thompson
4020 Peters Lane
Anacortes, WA 98221
Anacortes WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A113072



201703100032

Skagit County Auditor

\$74.00

3/10/2017 Page

1 of

2 10:25AM

Statutory Warranty Deed

A113072
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Craig Vincent Weakley and Claudia Jean Peters, Trustees of the Weakley-Peters Trust, Dated May 14, 2010 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Judith L. Thompson and Wayne A. Thompson, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 1, Block 914, Northern Pacific Add'n.

Tax Parcel Number(s): P108055, 3809-914-001-0000

The East 20 feet, as measured along the South line of Lot 1, Block 914, 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;

TOGETHER WITH the Southerly 13 feet of the Easterly 20 feet of vacated West 7th Street lying North of said Lot and the Westerly 60 feet of the vacated Illinois Avenue lying East of said Lot and the Southerly 13 feet of vacated West 7th Street, as vacated by City of Anacortes Ordinance No. 1799 and recorded under Auditor's File No. 8002250021, records of Skagit County, Washington, as would attach by operation of law.

Situated in Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 3-8-17

Weakley Peters Revocable Living Trust; Weakley
Craig Vincent Trustee; Peters Claudia Jean Trustee

Craig Weakley, Trustee
By: Craig Weakley, Trustee

Claudia Peters, Trustee
By: Claudia Peters, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

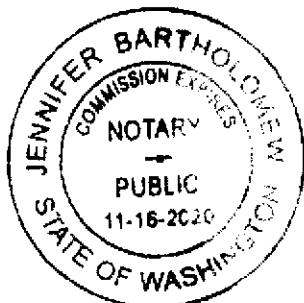
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017916
MAR 10 2017

Amount Paid \$ *11,299.10*
Skagit Co. Treasurer
By *Mary* Deputy

I certify that I know or have satisfactory evidence that Craig Weakley and Claudia Peters is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee's of Weakley Peters Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-8-17



[Signature]
Notary Public in and for the State of Washington

Residing at COUPEVILLE

My appointment expires: 11-16-2020

SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Volume 2 of Plats, Page 9

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 22, 1994
Recorded: July 5, 1994
Auditor's No.: 9407050054
Affects: A portion of subject property. See document for full particulars

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: March 9, 1982
Recorded: March 18, 1982
Auditor's No.: 8203180044
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.