

When recorded return to:
Jeffrey Eckmann and Raymond Manahan
1550 Parkside Dr E
Seattle, WA 98112



Skagit County Auditor \$77.00
3/15/2017 Page 1 of 5 10:03AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029922

CHICAGO TITLE
020029922

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne Moore, who acquired title as W. Joanne Moore, who are one in the same, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jeffrey Eckmann and Raymond Manahan, a married couple

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.)

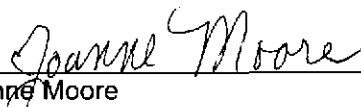
Lot(s): 47 GIBRALTER ANNEX Tax/Map ID(s):

Tax Parcel Number(s): P73650 / 4110-000-047-0012,

Subject to:

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

Dated: March 8, 2017


Joanne Moore

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017903
MAR 15 2017

Amount Paid \$ 8905.00
Skagit Co. Treasurer
By Mum Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joanne Moore is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 10, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

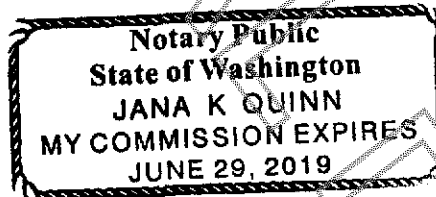


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73650 / 4110-000-047-0012

Lot 47, GIBRALTER ANNEX, according to the plat thereof recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington;

TOGETHER WITH tidelands of the Second Class to the line of extreme low tide, in front of, adjacent to and abutting upon said tracts and lying between the Easterly extension of the Northerly and Southerly lines of above said Lot.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in Deed whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc. and the right of entry for opening, developing and working mines, etc. provided that no rights shall be exercised until provisions has been made for full payment of all damages sustained by reason of such entry;
From: The State of Washington
Auditor's File No.: 226978, records of Skagit County, Washington
Affects: Tidelands
2. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, logging and/or lumbering railroads, skid roads, flumes, canals, water, timber, stone, minerals or other products from other lands, contained in Deed;
From: The State of Washington
Auditor's File No.: 226978, records of Skagit County, Washington
Affects: Tidelands
3. Exceptions, reservations, conditions, and reversions, including the right of reversion in favor of the State of Washington with respect to the cultivation of oysters as provided for by the acts commonly known as the Bush Act (Chapter 24, Laws of 1885) of the Callow Act (Chapter 25, Laws of 1885), and as set forth in the deed from the State of Washington;
Recorded under Auditor's File No.: 226978, records of Skagit County, Washington
Affects: Tidelands
4. 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 GIBRALTER ANNEX:

Recording No: 478385
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 7, 1958
Auditor's No(s): 563809, records of Skagit County, Washington
In favor of: Ralph and Julia Entner
For: Road 12 feet in width
Affects: Westerly Half
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 3, 1957

EXHIBIT "B"

Exceptions (continued)

Auditor's No(s): 549480, records of Skagit County, Washington
In favor of: Lots 50 and 51
For: Road 12 feet in width
Affects: Westerly Half

7. Notice Of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: November 6, 2008
Recording No.: 200811060001

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
9. City, county or local improvement district assessments, if any.