

When recorded return to:  
Victoria Stowe  
6077 Central Avenue  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113531



201703150011  
Skagit County Auditor \$75.00  
3/15/2017 Page 1 of 3 10:21AM

### Statutory Warranty Deed

A113531  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John R. Spurling, as Trustee of the Sally Ann Spurling Revocable Trust, dated October 19, 2012 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Victoria Stowe, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 49, Copper Pond PUD

Tax Parcel Number(s): P108218 4661-000-049-0000

Lot 49, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat thereof recorded in Volume 16 of Plats, pages 70 through 72, records of 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

3/13/17

Sally Ann Spurling Revocable Trust

*John R. Spurling* TRUSTEE  
By: John R. Spurling, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017975  
MAR 15 2017

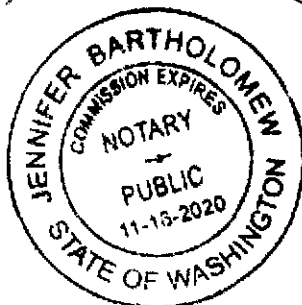
Amount Paid \$6680.00  
Skagit Co. Treasurer  
By HB Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John R. Spurling is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of Sally Ann Spurling Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

3/13/17



Notary Public in and for the State of Washington

Residing at COQUEVILLE

My appointment expires: 11-15-2020

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Anacopper Copper Mining Company  
Recorded: March 5, 1930, Volume 153 of Deeds, Page 158  
Purpose: Road Purposes  
Area Affected: Right-of-way 40 feet in width, the exact location of which is undisclosed on the record

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power and Light Company, a Corporation  
Recorded: August 17, 1962  
Auditor's No: 625248  
Purpose: Transmission Line  
Area Affected: The exact location of which is undisclosed on the record

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power and Light Company  
Recorded: August 17, 1962  
Auditor's No: 625249  
Purpose: Transmission Line  
Area Affected: The exact location of which is undisclosed on the record

**D.** The interest of the City of Anacortes for a 60-foot right-of-way for road purposes, as disclosed on the face of Surveys referred to in the caption herein, and recorded under Auditor's File Nos. 877240 and 879264.

**E.** Affect, if any, on the subject property by reason of Surveys recorded under Auditor's File Nos. 879264, 877240 and 8807190076, the Company having made no determination as to its affect on the boundaries of the subject property.

**F. AVIGATION EASEMENT:**

Grantee: Port of Anacortes  
Dated: September 11, 1995  
Recorded: September 11, 1995  
Auditor's No: 9509110140  
Area Affected: A perpetual, non-exclusive easement for the free and unobstructed use and passage of all types of aircraft, over, across and through the airspace in excess of 70 feet above the property or in the vicinity of the property

G. 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: Copper Pond Planned Unit Development  
Recorded: September 11, 1995  
Auditor's No: 9509110092

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

Dated: September 11, 1995  
Recorded: September 11, 1995  
Auditor's No: 9509110141  
Executed by: Creekside Village Development

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 26, 1996 and October 30, 1997  
Recorded: March 20, 1997 and December 17, 1997  
Auditor's Nos.: 9703200089 and 9712170015

I. Any tax, fee, assessments or charges as may be levied by Copper Pond Homeowners Association.