

POOR ORIGINAL

When recorded return to:

Cheryl Pitchford
3713 W. 10th Street
Anacortes, WA 98221



201704180033

Skagit County Auditor

\$76.00

4/18/2017 Page

1 of

4 11:46AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030568

CHICAGO TITLE

020030568

STATUTORY WARRANTY DEED

THE GRANTOR(S) Deanna Frances Jenkins who acquired title as Deanna F. Gentry-Jenkins, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Cheryl Pitchford, an unmarried woman

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

Lot 18, EXCEPT the Easterly 10 feet thereof, all of Lot 19 and Lot 20, EXCEPT the Westerly 5 feet of said Lot 20, 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 vacated West 7th Street adjacent thereto which attached by operation of law.

(Also known as Lot 6 of that certain Survey recorded September 9, 1987, under Auditor's File No. 8709090023, in Volume 7 of Surveys, page 100, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P58638 / 3809-914-020-0047,

Subject to:

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

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 08.26.16

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WA-CT-FNRV-02150.620019-620030568

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20171572
APR 18 2017

Amount Paid \$ 7303.00

Skagit Co. Treasurer

By #3 Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 10, 2017

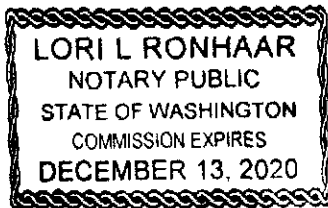
Deanna Frances Jenkins
Deanna Frances Jenkins

State of WASHINGTON

County of SAN JUAN

I certify that I know or have satisfactory evidence that Deanna Frances Jenkins is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/14/17



Lori L. Ronhaar
Name: LORI L. RONHAAR
Notary Public in and for the State of WASHINGTON
Residing at: FRIDAY HARBOR, WA
My appointment expires: 12-13-2020

EXHIBIT "A"
Exceptions

1. 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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 11, 1986 and December 16, 1987
Recording No.: 8607110077 and 8712160034
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Utilities and vehicular traffic
Recording Date: September 5, 1986
Recording No.: 8609050020
Affects: Portion of said premises
3. Public or private easements, if any, over vacated portion of said premises.
4. Easement for pipeline for the transportation of oil and/or gas or any products thereof, together with necessary appurtenances and attendant rights
Grantee: Cascade Natural Gas Corporation
Auditor's No.: 8707160047, records of Skagit County, WA
5. Easement, including the terms, covenants, and provisions thereof, reserved by instrument
Recorded: April 5, 1990
Auditor's No.: 9004050068, records of Skagit County, WA
In favor of: Lot 7 of Survey recorded in Volume 7 of Surveys, page 100
Affects: 10 foot strip in the Northerly portion
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: 8709090023

An agreement recorded July 22, 2011 at 201107220026 which states that this instrument was subordinated to the document or interest described in the instrument

EXHIBIT "A"

Exceptions
(continued)

Recording Date: July 22, 2011
Recording No.: 201107220025

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