

When recorded return to:  
William Elmer and Kathleen E Elmer  
12920 Sunset Lane  
Anacortes, WA 98221



Skagit County Auditor \$77.00  
5/12/2017 Page 1 of 5 11:50AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030539

CHICAGO TITLE  
620030539

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Victoria A. Laughlin, 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 William Elmer and Kathleen E Elmer, ~~a married couple~~ *husband and wife*

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

Lot 5, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11, according to the plat thereof, recorded in Volume 9 of Plats, pages 84 And 85, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68439 / 3982-000-005-0001

Subject to:

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

Dated: May 4, 2017

*Victoria A. Laughlin*  
Victoria A. Laughlin

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201720539  
MAY 12 2017

Amount Paid \$ 13,800.00

Skagit Co. Treasurer

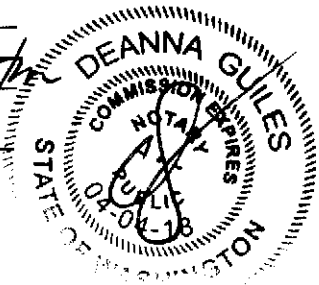
By *mb* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Victoria A. Laughlin 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: May 8th 2017

Deanna Gules  
Name: Deanna Gules  
Notary Public in and for the State of Washington  
Residing at: Marysville  
My appointment expires: 4/4/2018



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 11:

Recording No: 732553

2. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 18, 1969

Auditor's No.: 733115, records of Skagit County, Washington

NOTE: Said instrument is a re-recording of Auditor's File No. 732552, records of Skagit County, Washington.

3. Contract, including the terms and conditions thereof; entered into;  
By: O. B. McCorkle and Esther M. McCorkle, husband and wife  
And Between: Del Mar Community Service, Inc.  
Recorded: January 9, 1963  
Auditor's No.: 630694, records of Skagit County, Washington  
Providing: Among other things, certificates of membership and development of a water system and other facilities

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: January 9, 1963 and November 18, 1969

Auditor's No.: 630694 and 733115, records of Skagit County, Washington

Imposed By: Del Mar Community Services, Inc., and/or Corporate Road Association

5. 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.

## EXHIBIT "A"

Exceptions  
(continued)

6. Agreement, including the terms and conditions thereof, entered into  
By: San Juan Fidalgo Properties, Inc.  
And between: Del Mar Community Services, Inc.  
Recorded: April 13, 1990  
Auditor's No.: 9004130116, records of Skagit County, WA  
Providing: Water extension  
  
AMENDED by instrument  
Recorded: June 26, 1991  
Auditor's No.: 9106260127, records of Skagit County, WA
7. 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: 9502030075
8. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
  
Recording Date: February 15, 2008  
Recording No.: 200802150066
9. Notice of Formation of Sunset Lane Association including the terms, covenants and provisions thereof  
  
Recording Date: September 2, 2008  
Recording No.: 200809020125
10. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  
  
Recording Date: December 7, 2011  
Recording No.: 201112070074
11. Mitigation Plan Public Water System Wellhead Protection Area including the terms, covenants and provisions thereof  
  
Recording Date: December 7, 2011  
Recording No.: 201112070075
12. Surface Water Source Limited Mitigation Summary including the terms, covenants and provisions thereof

## EXHIBIT "A"

### Exceptions (continued)

Recording Date: December 7, 2011  
Recording No.: 201112070076

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

Recording Date: December 20, 2011  
Recording No.: 201112200105

14. Notice of Decision Before the Skagit County Planning Director including the terms, covenants and provisions thereof

Recording Date: March 23, 2012  
Recording No.: 201203230029

15. 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: 201306270057

16. Assessments, if any, levied by Sunset Lane Association.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Del mar Community Services, Inc..