

When recorded return to:
Carla Seaton and Daniel Seaton
1418 Georgia Avenue
Anacortes, WA 98221



201705180060
Skagit County Auditor \$77.00
5/18/2017 Page 1 of 5 3:11PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030511

CHICAGO TITLE
620030511

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca A. Miller, an unmarried woman 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 Carla Seaton and Daniel Seaton, 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): PTN 1-6 Block: 707 NORTHERN PACIFIC ADD TO ANACORTES

Tax Parcel Number(s): P58504 / 3809-707-002-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172166
MAY 18 2017

Amount Paid \$ 6938.10
Skagit Co. Treasurer
By *Mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 9, 2017

Rebecca A. Miller
Rebecca A. Miller

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Rebecca A. Miller 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: MAY 10, 2017

Judith A. Williams

Name: JUDITH A. WILLIAMS

Notary Public in and for the State of WA

Residing at: STANWOOD

My appointment expires: 10/29/18

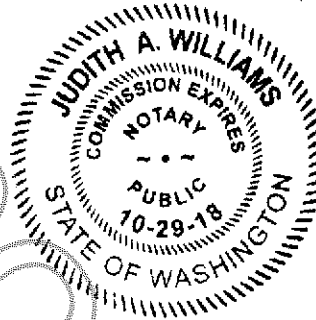


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58504 / 3809-707-002-0005

That portion of Lots 1-6, Block 707, 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, lying Southerly and Easterly of the following described line:

Beginning at the Northeast corner of said Lot 1;
Thence South 20 degrees 17'36" East along the Easterly boundary of said Lot 1 a distance of 30.00 feet to the TRUE POINT OF BEGINNING;
Thence North 65 degrees 17'36" West a distance of 14.14 feet to a point 20.00 feet Southeasterly, measured perpendicularly, from the Northerly line of said Lot 1;
Thence South 69 degrees 42'24" West parallel with said Northerly line a distance of 73.99 feet to a point 14.00 feet Southwesterly, measured perpendicularly, from the Westerly line of said Lot 2;
Thence South 20 degrees 17'36" East parallel with said Westerly line a distance of 90.00 feet to the Southerly line of said Block 707 and the terminus of said line, said terminus point lying 14.00 feet, South 69 degrees 42' 24" West from the Southwest corner of said Lot 2.

(Also known as Parcel A of Boundary Line Adjustment Survey recorded under Auditor's File No. 201408150014).

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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 24, 1954

Auditor's No(s): 509693, records of Skagit County, Washington

Executed By: Park Estates Development Co., a limited partnership, et al

2. Terms and conditions of Easement

Recording Date: July 21, 2014

Recording No.: 201407210091

3. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: August 15, 2014

Recording No.: 201408150013

4. Boundary Line Adjustment Survey

Recording Date: August 15, 2014

Recording No.: 201408150014

5. Easement(s) and the terms and conditions thereof for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Edgar Uhlmann and Sophia Park

Purpose: Landscape purposes

Recording Date: April 23, 2015

Recording No.: 201504230044

Affects: Westerly portion of said premises

6. Easement for Landscape Purposes and the terms and conditions thereof:

Recording Date: April 23, 2015

Recording No.: 201504230045

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses

EXHIBIT "B"

Exceptions (continued)

and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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