

When recorded return to:
Kathryn Postera
P.O. Box 455
Anacortes, WA 98221



Skagit County Auditor \$75.00
5/23/2017 Page 1 of 3 3:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020030560

Escrow No.: 620030560

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig H. Ford and Billie A. Ford, husband and wife

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

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

Lots 8, 9, 10 and 11, Block 2, SIMILK BEACH, according to the plat thereof, recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington;

TOGETHER WITH that portion, if any, of vacated right of way as set forth in Resolution-Order to Vacate recorded May 26, 2004, under Auditor's File No. 200405260083, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69224 / 4001-002-009-0008, P69225 / 4001-002-011-0004

Subject to:

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

Dated: May 10, 2017

Craig H. Ford

Billie A. Ford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172240
MAY 23 2017

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

STATUTORY WARRANTY DEED
(continued)

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that

Craig H. Ford + Billie A. Ford
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/22/17

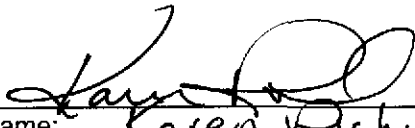

Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20



EXHIBIT "A"
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: February 29, 1960

Auditor's No(s): 591417, records of Skagit County, Washington

As Follows:

A. All buildings must be painted, stained or stuccoed within 90 days from time they are moved upon or erected upon the premises herein conveyed, except such buildings as are built with logs, stone or other natural or unfinished material, which buildings may be left in their natural state.

B. All buildings shall be set back not less than 20 feet from the front property line.

C. Said premises shall not at any time be used by any person to carry on any mercantile or other business for gain or profit.

D. No open toilets shall be constructed or used.

E. All chimneys and flues built and constructed upon said property shall be built either of brick or stone.

F. There shall be no camping or tenting by third parties on Lot 6 without the Consent of Similk Beach Development Co., and none on Lot 7, without the consent of Grace W. Turner.

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 8, 2007

Auditor's No(s): 200705080090, records of Skagit County, Washington

In favor of: Craig H. Ford

3. Agreement, including the terms and conditions thereof, entered into;

By: Craig Ford

And Between: Craig Ford

Recorded: May 8, 2007

Auditor's No. 200705080091, records of Skagit County, Washington

Providing: Maintenance Venture Agreement

4. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;

Recorded: January 26, 2007

Auditor's No(s): 200701260140, records of Skagit County, Washington

5. Public and private easements, if any, over vacated portion of said premises.

6. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: May 26, 2004

Auditor's No(s): 200405260083, records of Skagit County, Washington

In favor of: Skagit County

For: All existing and future utilities, including extensions and improvement thereto, and recognition of any franchises of records

Affects: Vacated portion if any

7. Declaration of Easement for Septic System including the terms, covenants and provisions thereof

Recording Date: March 30, 2017

Recording No.: 201703300100

8. City, county or local improvement district assessments, if any.