

When recorded return to:
Erick Simonsen and Melissa Simonsen
5014 Central Avenue
Anacortes, WA 98221



201705260071

Skagit County Auditor \$75.00
5/26/2017 Page 1 of 3 11:38AM

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
MONEY WASHINGTON

11411 NE 124th St. Building A, Suite 260
Kirkland, WA 98034

CHICAGO TITLE
620030591

Escrow No.. 0095067-00

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary M. Grimnes and Susan C. Grimnes, 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 Erick Simonsen and Melissa Simonsen, ~~husband and wife~~
a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 45 and 46, Dewey Beach Addition No. 2, Fidalgo Island, according to the plat recorded in
Volume 6 of plats, page 13, records of Skagit County, Washington.

. Situate in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P65038,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

Dated: May 23, 2017

Gary M. Grimnes

Susan C. Grimnes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172304
MAY 26 2017

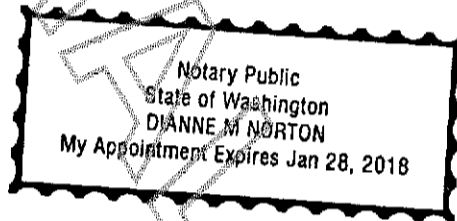
Amount Paid \$ 4045.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary M. Grimnes and Susan C. Grimnes are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/22/17
Dianne M. Norton
Name: DIANNE M. NORTON
Notary Public in and for the State of WA
Residing at ANACOSTES, WA
My appointment expires 1/28/18



**EXHIBIT "A"
EXCEPTIONS**

Order No.: 0095067-OC

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 Dewey Beach Addition No. 2:

Recording No.: 409680

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 7, 1962
Recording No.: 474094