

When recorded return to:
Nancy Dill
6002 Parkside Drive Unit C
Anacortes, WA 98221

201706090166
Skagit County Auditor
6/9/2017 Page 1 of 5 3:40PM
\$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030956

CHICAGO TITLE

620030956

STATUTORY WARRANTY DEED

THE GRANTOR(S) Annabel Grimm, a married woman, who acquired title as Annabel Holland, as her separate estate; and Michael Grimm, her spouse

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

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

Unit C, WASHINGTON PARK CONDOMINIUM, according to Declaration and Bylaws thereof recorded under Auditor's File No. 9708200032, and 9708290166, and any amendments thereto, and Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 181, 182, and 183, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P111896 / 4698-000-003-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172557
JUN 09 2017


Amount Paid \$ 4926.70

Skagit Co. Treasurer

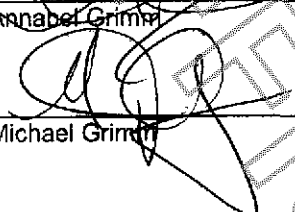
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 7, 2017



Annabel Grimm



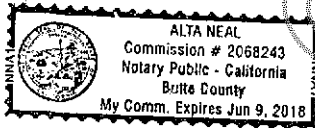
Michael Grimm

STATUTORY WARRANTY DEED
(continued)

State of California
County of Butte

I certify that I know or have satisfactory evidence that
Annabel Grimm and Michael L. Grimm
is/are the person(s) who appeared before me, and said person(s) acknowledged that
he/she/they signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 8, 2017



Alta Neal
Name: ALTA NEAL
Notary Public in and for the State of CA
Residing at: Paradise CA
My appointment expires: 6/9/18

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1962
Auditor's No(s): 617291, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Exact location undisclosed of record
2. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
3. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to all public and private utilities serving the subdivision, under, and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires, and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines, for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire, or police signals or for other purposes shall be placed or permitted to be placed upon any lot outside the building thereon unless the same shall be underground or in conduit attached to the building.
4. Easement delineated on the face of said condominium;
For: Utilities, gas, storm drain and storm sewer ponds
5. Any questions with respect to the location of the fence located along the East line.
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: June 28, 1972
Auditor's No(s): 770309, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

Executed By: Skyline Association, a limited partnership, Harry Davidson, general partner

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 13, 1978
Auditor's No(s): 876137 and 876138, records of Skagit County, Washington
Imposed By: Skyline Beach Club, Inc.

8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: August 20, 1997 and August 29, 1997
Auditor's No.: 9708200032 and 9708290166, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: December 9, 1997 and March 30, 1998
Auditor's No(s): 9712090090 and 9803300186, records of Skagit County, Washington

9. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
10. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc..
11. Dues, charges and assessments, if any, levied by Washington Park Homeowners Association.
12. Assessments, if any, levied by the City of Anacortes.
13. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.