



201706120129

When recorded return to:
William Coggins and Camille Coggins
912 Presidio Place
Sedro Woolley, WA 98284

Skagit County Auditor \$74.00
6/12/2017 Page 1 of 2 1:33PM

Recorded at the request of:
Guardian Northwest Title
File Number: 113893

Statutory Warranty Deed

113893

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Amanda L. Tokunaga and Bill T. Tokunaga, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Coggins and Camille Coggins, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 25, Summer Meadows

Tax Parcel Number(s): P107008, 4630-000-025-0004

Lot 25, "PLAT OF SUMMER MEADOWS", as per plat recorded in Volume 15 of Plats, Pages 176 through 178, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 6.9.17

Bill Tokunaga

Amanda Tokunaga

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172569
JUN 12 2017

STATE OF Washington }
COUNTY OF Skagit San Juan } SS:

Amount Paid \$ 4,472.80
Skagit Co. Treasurer
By M.M.M. Deputy

I certify that I know or have satisfactory evidence that Bill Tokunaga and Amanda Tokunaga, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: June 9th 2017

Printed Name: Scott R. Dunaway
Notary Public in and for the State of Washington
Residing at Friday Harbor, WA
My appointment expires: 11-23-2019

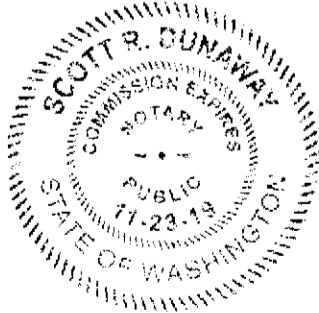


Exhibit
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

In Favor Of: Puget Sound Power & Light Company
Recorded: February 1, 1994
Auditor's No: 9402010068
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Summer Meadows
Recorded: July 13, 1994
Auditor's No: 9407130077

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: July 15, 1994
Auditor's No: 9407150146
Executed by: Cornerstone Court Joint Venture

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: June 6, 1995
Auditor's No: 9506060018
Executed by: Cornerstone Court Joint Venture and Presidio Homes

E. ASSESSMENT OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: July 15, 1994
Auditor's No: 9407150146
Imposed By: Cornerstone Court, Joint Venture

F. Any tax, fee, assessments or charges as may be levied by Summer Meadows Owner's Association.