

When recorded return to:  
Dayna L. Telidetzki and Herbert E. Telidetzki  
13136 Bridgeview Way  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114093



201706300069  
Skagit County Auditor  
6/30/2017 Page

1 of

\$76.00

4 10:47AM

### Statutory Warranty Deed

114093  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Keith Knoernschild, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dayna L. Telidetzki and Herbert E. Telidetzki, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract H and Pin, Tract G, Tinas Coma


For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P117123, 4755-000-999-0200

Dated

6-27-17

  
Keith Knoernschild

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172925  
JUN 30 2017

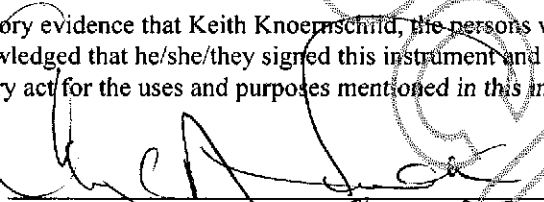
Amount Paid \$1856.<sup>20</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith Knoernschild, 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:

6-27-17

  
Printed Name: ~~Katie Hickok~~ Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019 - 31760

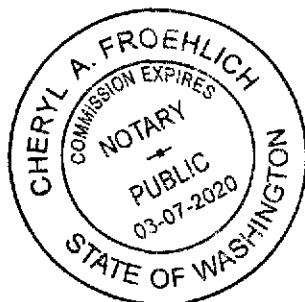


Exhibit A  
SCHEDULE "B-1"

**EXCEPTIONS:**

A. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts  
Recorded: July 10, 1996  
Auditor's No: 9607100037  
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Tinas Coma  
Recorded: August 11, 2000  
Auditor's No: 200008110004

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2000  
Recorded: August 24, 2000  
Auditor's No: 200008240005  
Executed by: Property Investors, LLC, a Washington limited liability company

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington,  
County of Skagit, Nationwide Cablevision, Puget Sound  
Power and Light  
Dated: Not Disclosed  
Recorded: July 6 1977  
Auditor's No: 859943  
Purpose: Utility purposes  
Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts  
"H" and "J"

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Crowther Properties LLC  
Recorded: June 26, 2009  
Auditor's No.: 200906260093  
Area Affected: A 10 foot strip in common areas Tracts B and C

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200906150129.

F. Any tax, fee, assessments or charges as may be levied by Tinas Coma Homeowner's Association.

G. Provisions and matters regarding a boundary line adjustment set forth on document recorded May 12, 2003 under Auditor's File No. 200305120008.

II. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Tinas Coma Binding Site Plan  
Recorded: December 20, 2006  
Auditor's No.: 200612200022

## EXHIBIT A

Tract "H", "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract "G" of said "PLAT OF TINAS COMA," described as follows: Beginning at the Southeast corner of said Tract "G";  
Thence North  $89^{\circ}12'36''$  West, along the South line of said Tract "G", a distance of 43.62 feet;  
Thence North  $00^{\circ}47'24''$  East a distance of 117.41 feet;  
Thence South  $88^{\circ}46'18''$  East a distance of 18.62 feet to the East line of said Tract "G";  
Thence South  $00^{\circ}47'24''$  East, along said East line, a distance of 61.03 feet to an angle point thereon,  
Thence South  $89^{\circ}12'36''$  East, along the boundary of said Tract "G", a distance of 25.00 feet to an angle point thereon,  
Thence South  $00^{\circ}47'24''$  East a distance of 56.23 feet to the point of beginning.

ALSO, TOGETHER WITH those certain easements for ingress, egress and utilities over, under and across those portions of Tracts "G" and "J" of said "PLAT OF TINAS COMA," as delineated on the face thereof.