

When recorded return to:
Lisa G Anderson
18644 Four Jay Lane
Mount Vernon, WA 98273



Skagit County Auditor \$78.00
7/17/2017 Page 1 of 6 4:00PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620031535

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3244
JUL 17 2017

Amount Paid \$ 4400.00
Skagit Co. Treasurer
By *VNa* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Rollin and Sally Rollin, 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 Lisa G Anderson, an unmarried person

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 93-039, approved September 10, 1997 and recorded October 13, 1997, in Volume 13 of Short Plats, Page 50, under Auditor's File No. 9710130055, records of Skagit County, Washington;
Being a portion of Government Lot 6, Section 6, Township 33 North, Range 5 East, W.M., records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P17938 / 330506-4-012-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2017



John A. Rollin



Sally Rollin

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Island

I certify that I know or have satisfactory evidence that
John A. Rollin & Sally Rollin
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: 7-12-17



Susan M Patton
Name: Susan M Patton
Notary Public in and for the State of WA
Residing at: Oak Harbor
My appointment expires: 2-11-2021

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 29, 1994
Auditor's No(s): 9403290129, 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: Said premises and other property

2. Agreement, including the terms and conditions thereof; entered into;
By: Skagit County Sewer District No. 2
And Between: Public
Recorded: February 11, 1994
Auditor's No.: 9402110046, records of Skagit County, Washington
Providing: Sewer extension and related conditions and provisions

Release of Encumbrance;

Recording Date: September 14, 1998
Recording No.: 9809140165

3. Shoreline Substantial Development Permit including related provisions and conditions recorded August 12, 1996, under Auditor's File No. 9606120094, which is a re-recording of instrument recorded June 12, 1996 under Auditor's File No. 9606120044, records of Skagit County, Washington.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 12, 1996
Auditor's No(s): 9608120118, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains and related provisions
Affects: Said premises and other property

5. Easement delineated on the face of said short plat;
For: Sanitary sewer
Affects: Most Westerly 20 feet

6. Easement delineated on the face of said short plat;
For: Storm Drainage
Affects: Northwest 7.5 feet

EXHIBIT "A"

Exceptions
(continued)

7. Easement delineated on the face of said short plat;
For: Storm Drainage
Affects: 35-foot strip running Northerly to Southerly

8. Easement delineated on the face of said short plat;
For: Storm drainage
Affects: 10-foot strip in Westerly corner

9. Restrictions contained on the face of said short plat, as follows:

Lots 1 through 4 shall access from the designated access location only. No individual lot accesses to State Route 9 shall be allowed. W.S.D.O.T. Access Permit Numbers are 15915, 15985, 15986 and 15987.

10. Notes on face of short plat as follows:

All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

Short plat number and date of approval shall be included in all deeds and contracts.

Zoning – Residential.

Sewage Disposal – Skagit County Sewer District No. 2.

Water – Skagit County P.U.D. No. 1.

No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application determined to be within an official designated boundary of a Skagit County Fire District.

11. Easement delineated on the face of said short plat;
For: Access and Utility easement over private road
Affects: Small strip along portion of Northwesterly boundary

12. Pay Back Agreement between LRDTD Johnson partnership and Skagit County Sewer District No. 2 recorded August 18, 1997, under Auditor's File No. 9708180058, records of Skagit County, Washington.

EXHIBIT "A"

**Exceptions
(continued)**

13. Covenants, conditions and restrictions 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 in the document

Recording Date: October 13, 1997

Recording No.: 9710130056

14. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;

Recorded: May 15, 2001

Auditor's No(s): 200105150120, records of Skagit County, Washington

In Favor of: Public

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