

When recorded return to:  
Mark J Staudacher and Christa S Staudacher  
14589 Dungeness Lane  
Anacortes, WA 98221



Skagit County Auditor 7/24/2017 Page 1 of 6 \$79.00 1:44PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500058065

CHICAGO TITLE

500058065

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Martin G Foot and Vicki I O'Brien, 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 Mark J Staudacher and Christa S Staudacher, husband and wife

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

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

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

Lot(s): Tracts 34 & 35 Gibraltar Annex

Tax Parcel Number(s): P73638 / 4110-000-035-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173378

JUL 24 2017

Amount Paid \$20,136.80  
Skagit Co. Treasurer  
By HB Deputy

**STATUTORY WARRANTY DEED**

(continued)

Dated: July 17, 2017

  
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Martin G Foot

  
\_\_\_\_\_

Vicki I O'Brien

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
County of Skagit.

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

Dated: July 20, 2017

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of wa  
Residing at: Arkimaton  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P73638 / 4110-000-035-0008**

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Tracts 34 and 35, GIBRALTER ANNEX, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington;

TOGETHER WITH that portion of the tidelands of the second class in front of Tracts 34 and 35, Gibraltar Annex, according to the plat thereof recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington, and between the Northerly and Southerly lines of said tracts produced, lying within the boundaries of the following described tracts to-wit:

Beginning at the meander corner to Sections 8 and 17, Township 34 North, Range 2 East of the Willamette Meridian;

Thence North 15° East 9.697 chains;  
Thence South 75° East 2.727 chains;  
Thence North 63° 45 feet East 2.977 chains;  
Thence South 2° 43 feet West 22.214 chains;  
Thence South 7° 19 feet East 17.942 chains;  
Thence South 4° 30 feet West 5.00 chains;  
Thence South 17° 47 feet West 32.75 chains;  
Thence South 50° 30 feet West 18.00 chains;  
Thence North 39° 30 feet West 4.545 chains;  
Thence North 50° 30 feet 18 chains;  
thence North 32° 30 feet East 4.00 chains;  
Thence North 6° East 9.00 chains;  
Thence North 22° 30 feet East 17.00 chains;  
Thence North 4° 30 feet East 5.00 chains;  
Thence North 15° West 17.00 chains;  
Thence North 6° West 13.60 chains to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
**Exceptions**

1. 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 Gibraltar Annex:

Recording No: 478385

2. Exceptions and reservations contained in Deed whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc. and the right of entry for opening, developing and working mines, etc. provided that no rights shall be exercised until provisions has been made for full payment of all damages sustained by reason of such entry;

From: The State of Washington  
Auditor's File No.: 226978, records of Skagit County, Washington  
Affects: Tidelands

3. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, logging and/or lumbering railroads, skid roads, flumes, canals, water, timber, stone, minerals or other products from other lands, contained in Deed;

From: The State of Washington  
Auditor's File No.: 226978, records of Skagit County, Washington  
Affects: Tidelands

4. Exceptions, reservations, conditions, and reversions, including the right of reversion in favor of the State of Washington with respect to the cultivation of oysters as provided for by the acts commonly known as the Bush Act (Chapter 24, Laws of 1885) of the Callow Act (Chapter 25, Laws of 1885, and as set forth in the deed from the State of Washington);

Auditor's File No.: 226978, records of Skagit County, Washington  
Affects: Tidelands

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 12, 1962  
Auditor's No(s): 620198, records of Skagit County, Washington  
In favor of: Adjacent property owners  
For: Road  
Affects: A 12 foot strip of land

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 10, 1962  
Auditor's No(s): 624927, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary

## EXHIBIT "B"

### Exceptions (continued)

- appurtenances  
Affects: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 6, 1962  
Auditor's No(s): 624927, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  8. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Lot of Record Certification;  
Recorded: September 6, 2005  
Auditor's No(s): 200509060010, records of Skagit County, Washington
  9. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning Director Administrative Decision PL05-0364;  
Recorded: October 3, 2005  
Auditor's No(s): 200510030196, records of Skagit County, Washington
  10. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: May 3, 2006  
Auditor's No(s): 200605030094, records of Skagit County, Washington
  11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  12. Record of Survey:  
Recorded: March 15, 2004  
Auditor's No.: 200403150165
  13. City, county or local improvement district assessments, if any.