

**When recorded return to:**

Donald Peterson and Vicki McManus  
402 Commercial Ave.  
Anacortes, WA 98221



201708220037

Skagit County Auditor  
8/22/2017 Page

\$83.00  
1 of 10 1:39PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031809

**GUARDIAN NORTHWEST TITLE CO.**

114577

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James P. Jacobs and Elizabeth Jacobs, 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 Donald Peterson and Vicki McManus, a married couple

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): 3 SHORT PLAT 127-79, Ptn. NE SE, 31-35-02E W.M.

Tax Parcel Number(s): P33416 / 350231-4-004-0206

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2073933

AUG 22 2017

Amount Paid \$ 13622.00  
Skagit Co. Treasurer  
By *BT* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 17, 2017

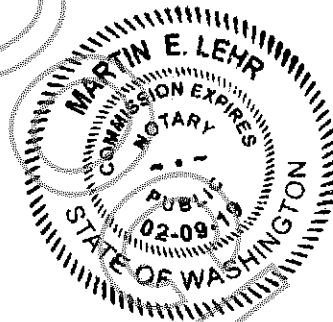
James P. Jacobs  
James P. Jacobs

Elizabeth Jacobs  
Elizabeth Jacobs

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James P. Jacobs and Elizabeth Jacobs are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 18, 2017  
Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19



**Schedule "C"**  
**Legal Description**

The Land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

**Parcel "A":**

Lot 3, Skagit County Short Plat No. 127-79, as approved November 19, 1982, and recorded November 19, 1982, in Volume 6 of Short Plats, Pages 32 and 33, under Auditor's File No. 8211190004, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 in Section 31, Township 35 North, Range 2 East, W.M.,

EXCEPT from said Lot 3, those portions described as follows:

1. Beginning at the Southwest corner of said Lot 3; thence North 1 degrees 32' 51" East along the West line of said Lot 3, a distance of 233.00 feet to the true point of beginning; thence North 1 degree 32' 51" East continuing along said West line of Lot 3, a distance of 293.44 feet; thence South 46 degrees 36' 05" East along the Northeasterly line of said Lot 3, a distance of 471.14 feet; thence South 26 degrees 33' 42" West, a distance of 12.54 feet; thence North 46 degrees 36' 05" West parallel with said Northeasterly line, a distance of 180.00 feet; thence South 69 degrees 00' 04" West, a distance of 229.07 feet to the true point of beginning.
2. Beginning at the most Easterly corner of said Lot 3; thence North 88 degrees 36' 37" West along the South line of said Lot 3, a distance of 170.34 feet; thence North 1 degree 27' 21" East, a distance of 153.27 feet to the Northeasterly line of said Lot 3; thence South 46 degrees 36' 05" East along said Northeasterly line, a distance of 229.02 feet to the point of beginning.

**Parcel "B":**

That portion of Lot 1, of Short Plat No. 127-79, according to the map thereof recorded in Volume 6 of Short Plats, Page 32, under Auditor's File No. 8211190004, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, W.M., and being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 1; thence North 46 degrees 36' 05" West along the Southwesterly line of said Lot 1, a distance of 49.43 feet to the true point of beginning; thence continuing North 46 degrees 36' 05" West along said Southwesterly line, a distance of 86.46 feet; thence North 26 degrees 33' 42" East, a distance of 12.74 feet; thence South 53 degrees 08' 59" East, a distance of 72.26 feet; thence South 1 degree 27' 21" West, a distance of 27.47 feet to the true point of beginning.

**EXHIBIT "A"**  
Legal Description  
(continued)

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width, being 30 feet on each side of the following described centerline:

Beginning at the Southeast corner of Government Lot 5 of Section 31, Township 35 North, Range 2 East, Willamette Meridian; thence North 39° 36' 45" West a distance of 77.18 feet; thence North 7° 12' 26" West a distance of 20.00 feet to a point on said centerline, and hereafter referred to as Point "A"; thence North 82° 47' 34" East to the Westerly line of the State highway right-of-way and the true point of beginning of the centerline of the easement herein described; thence South 82° 47' 34" West to the above referred to Point "A"; thence Southwesterly from said Point "A" to a point on the South line of said Lot 5, that is 165.0 feet West of the Southeast corner of said Lot 5; thence West along the South line of Government Lot 5 to the Southwest corner of Government Lot 5, the terminal point of said centerline; and

ALSO, a non-exclusive easement for ingress, egress and utilities over and across the East 15 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, Willamette Meridian, and over and, across the West 15 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4;

Situate in the County of Skagit, State of Washington.

**Parcel "D":**

A non-exclusive easement for ingress, egress and utilities, over, across, along and under the following:

A strip of land 40 feet in width lying 20 feet on both sides of the following described centerline:

Beginning at the Southwest corner of Section 32, Township 35 North, Range 2 East, Willamette Meridian; thence South 88° 03' 11" East along the South line of said Section 32, 1,155.48 feet to the Westerly right-of-way line of State Highway No. 20; thence North 11° 37' 35" West, 102.85 feet to the Southerly line of the unconstructed Tennessee Avenue; thence South 88° 04' 49" East along said Southerly line, 26.22 feet to the true point of beginning of the description; thence North 32° 52' 12" West 124.22 feet; thence South 50° 42' 01" West, 99.77 feet; thence South 63° 47' 42" West, 158.03 feet; thence North 77° 14' 12" West, 192.49 feet, more or less, to the Easterly right-of-way line of City of Anacortes waterline easement

**EXHIBIT "A"**  
Legal Description  
(continued)

(Auditor's File No. 242886); thence along said waterline easement a strip of land lying 40 feet Westerly of said waterline Easterly right-of-way line bearing North 26° 45' 57" West, 1,276 feet, more or less; thence North 46° 36' 05" West, 118.17 feet, more or less, to a point on the Northerly line of Block 20, and the termination point of this description.

Situate in the County of Skagit, State of Washington.

**Parcel "E":**

An easement for ingress, egress, and utilities over, under and across, that portion of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, Willamette Meridian, described as follows;

Beginning at the Southeast corner of Lot 2, as shown on that certain survey, as recorded in Book 20 of Surveys, at Page 181, under Auditor's File No. 9807230084, records of Skagit County, Washington; thence North 88° 36' 37" West, along the South line of said Lot 2, a distance of 5.96 feet to the true point of beginning; thence North 46° 00' 09" West, 244.56 feet; thence North 53° 08' 59" West, 57.42 feet; thence along a non-tangent curve Northerly, Westerly, Southerly and Easterly, forming a cul-de-sac, whose radius point bears North 79° 32' 15" West, 45.00 feet through a central angle of 307° 13' 28", an arc distance of 241.29 feet; thence South 53° 08' 59" East, 54.92 feet; thence South 46° 00' 09" East, 198.58 feet to the South line of the aforesaid Lot 2; thence South 88° 36' 37" East, 59.09 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Anacortes  
Purpose: All municipal purposes  
Recording Date: January 14, 1931  
Recording No.: 240261, records of Skagit County, Wa
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power and Light Company  
Purpose: 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.  
Recording Date: April 2, 1951  
Recording No.: 459743, records of Skagit County, Wa
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: An anchor guy to be located in Government Lot 2, of Section 32, Township 35 North, Range 2 East, W.M.  
Recording Date: July 1, 1957  
Recording No.: 553207, records of Skagit County, Wa  
Affects: The exact location of said anchor guy is not disclosed on the record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: John Tursi and Doris Tursi, husband and wife  
Purpose: Water line purposes, together with the right of ingress and egress for the purpose of installing, construction, repairing, etc., water pipe and/or water lines.  
Recording Date: September 14, 1960  
Recording No.: 598764, records of Skagit County, Wa
5. Relinquishment of rights of access to State Highway and of light, view and air under terms of Deed to the State of Washington.  
  
Recorded: September 19, 1956  
Auditor's No.: 541733, records of Skagit County, Wa
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

## EXHIBIT "B"

### Exceptions (continued)

Granted to: City of Anacortes  
Purpose: ingress and egress  
Recording Date: November 3, 1977  
Recording No.: 867966, records of Skagit County, Wa

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes  
Purpose: ingress and egress  
Recording Date: November 3, 1977  
Recording No.: 867967, records of Skagit County, Wa

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Skagit County Short Plat No. 127-79:

Recording No.: 8811190004, records of Skagit County, Wa

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Survey:

Recording No.: 9807230084, records of Skagit County, Wa

10. Easement(s) and Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: D. David McMillen  
Purpose: To remove trees for the purpose of opening or maintaining water views  
Recording Date: February 12, 1999

## EXHIBIT "B"

### Exceptions (continued)

Recording No.: 9902120014, records of Skagit County, Wa  
Affects: Lot 1, of Short Plat 127-79

11. Easement(s) and Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: D. David McMillen  
Purpose: Top and/or trim trees for the purpose of opening and maintaining water views for the benefit of the dominate estate, and remove rock from the existing borrow pit near the Southwest corner of the servient estate for the benefit of the dominate estate.  
Recording Date: February 12, 1999  
Recording No.: 9902120015, records of Skagit County, Wa  
Affects: Lot 2 and 3 of Short Plat No. 127-79

12. Easement(s) and Agreement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: D. David McMillen  
Purpose: To remove trees for the purpose of opening or maintaining water views  
Recording Date: February 12, 1999  
Recording No.: 9902120016, records of Skagit County, Wa  
Affects: Lot 2, of Short Plat 127-79

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: D. David McMillen  
Purpose: to remove trees for the purpose of opening or maintaining water views  
Recording Date: February 12, 1999  
Recording No.: 9902120017, records of Skagit County, Wa  
Affects: Lot 1, of Short Plat No. 127-79

14. 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: November 27, 1989  
Recording No.: 8911270059, records of Skagit County, Wa

15. Declaration of easement, including the terms and provisions thereof:



## EXHIBIT "B"

### Exceptions (continued)

Recorded: May 30, 1995  
Auditor's No.: 9505300097, records of Skagit County, Wa  
Purpose: A non-exclusive easement for ingress, egress and utilities  
Affects: Over, across, along and under those portions of Fidalgo Bay Addition to Anacortes, Blocks 3, 4, 12, 13, 14, 18, 19 and 20.

16. 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: April 22, 1991  
Recording No.: 9104220048, records of Skagit County, Wa

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9311190025, 9504280099, 9607120100, 9704030052, 200206200141 and 200406250107, records of Skagit County, Wa.

17. Reservation contained in Deed:

Executed by: Cully Road Development, Inc.  
Recorded: April 10, 1998  
Auditor's No.: 9804100051, records of Skagit County, Wa  
As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

18. Reservation contained in Deed:

Executed by: North Fidalgo Bay Investments, Inc.  
Recorded: April 10, 1998  
Auditor's No.: 9804100052, records of Skagit County, Wa  
As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Utility systems  
Recording Date: May 30, 2017  
Recording No.: 201705300168

## EXHIBIT "B"

Exceptions  
(continued)

- |     | Affects:                                                                        | As now constructed, to be constructed, extended or relocated |
|-----|---------------------------------------------------------------------------------|--------------------------------------------------------------|
| 20. | City, county or local improvement district assessments, if any.                 |                                                              |
| 21. | Dues, charges and assessments, if any, levied by Fidalgo Community Association. |                                                              |