

When recorded return to:
Jean M. Sittauer and Frederic G Gouge
9220 192nd Pl SW
Edmonds, WA 98020



201709110170

Skagit County Auditor

\$78.00

9/11/2017 Page

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5 12:07PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032060

CHICAGO TITLE
620032060

STATUTORY WARRANTY DEED

THE GRANTOR(S) Phyllis J. Johnson, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jean M Sittauer and Frederic G Gouge, 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): 2 SNEEOOSH AND TRACT A SHOREWOOD Tax/Map ID(s):

Tax Parcel Number(s): P69606 / 4016-000-002-0002, P69208 / 4000-000-045-0009,

Subject to:

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

Dated: September 1, 2017

Phyllis J. Johnson
Phyllis J. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174282
SEP 11 2017

Amount Paid \$ 9083.00
Skagit Co. Treasurer
By *HJB* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Phyllis J. Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-7-17

Name: CYNTHIA CAMERON
Notary Public in and for the State of WA
Residing at: LYNNWOOD
My appointment expires: 12-17-20

CYNTHIA CAMERON
Notary Public
State of Washington
My Appointment Expires Dec 17, 2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69606 / 4016-000-002-0002 and P69208 / 4000-000-045-0009

PARCEL A:

Lot 2, SNEE-COSH, according to the plat thereof recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington;

PARCEL B:

Tract A, SHOREWOOD, according to the plat thereof recorded in Volume 9 of Plats, pages 82 and 83, records of Skagit County, Washington;

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: March 5, 1937
Auditor's No(s): 287328, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

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

Granted to: Skagit County Sewer District No. 1
Purpose: Sewer pipe or pipes, line or lines for the transportation of sewage
Recording Date: February 24, 1969
Recording No.: 723523
Affects: The South 10 feet of Parcel A

3. 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 Shorewood:

Recording No: 731984

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: October 21, 1969
Auditor's No(s): 732167, records of Skagit County, Washington

Amended by instrument(s):

Recorded: October 5, 1982
Auditor's No(s): 8210050015, records of Skagit County, Washington

5. 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

EXHIBIT "B"

Exceptions
(continued)

Survey:

Recording No: 200208020108

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Skagit County Sewer District.
8. Assessments, if any, levied by Shorewood Homeowners Association.