

When recorded return to:
Bradley David Zahnow and Sheila Grace Zahnow
6502 Deer Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A114763

201710130048
Skagit County Auditor
10/13/2017 Page 1 of 3 \$76.00 1:51PM

Statutory Warranty Deed

A114763
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Peter P. Bianco, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Bradley David Zahnow and Sheila Grace Zahnow, a married couple~~ the following described real estate, situated in the County of Skagit, State of Washington * ~~Sheila Grace Zahnow and Bradley Zahnow, wife and husband~~ David Zahnow

Abbreviated Legal:

Ptn. Section 7, Township 34 North, Range 2 East, (aka Lot 8 'Campbell Park Estates')

Tax Parcel Number(s): P20077, 340207, 1-002-0304

PARCEL A:

Lot 8 of Survey, entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974, in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington, being a portion of Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress, and utilities as delineated on the face of said Survey and as set forth in the Dedication of Easement recorded October 2, 1974, under Auditor's File No. 808252, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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 "A" attached hereto

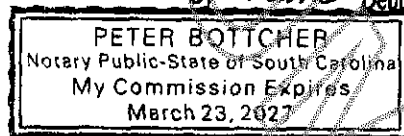
Dated OCTOBER 6, 2017

Peter P. Bianco
Peter P Bianco

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174829
OCT 13 2017

Amount Paid \$ 7659.⁰⁰
Skagit Co. Treasurer
By NAME Deputy



STATE OF ~~Washington~~ South Carolina
COUNTY OF ~~Skagit~~ Georgetown } SS:

I certify that I know or have satisfactory evidence that Peter P Bianco, 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: 10/6/2017

Peter Bottcher
Printed Name: Peter Bottcher South Carolina
Notary Public in and for the State of Washington
Residing at Georgetown
My appointment expires: 3/23/2027

Exhibit "A"

A. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: October 2, 1974

Auditor's No.: 808252

Purpose: Ingress, egress and utilities, etc.

Area Affected: Said premises

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

Recorded: October 2, 1974

Auditor's No.: 808253

Executed By: William McKinley Marilyn W. McKinley, Ray B. Weber and L. Marite Weber

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Declaration Dated: February 4, 1977

Recorded: February 24, 1977

Auditor's No.: 851485

C. Reservations contained in deeds through which title is claimed from Harold E. Shull and Opal Shull, husband and wife, dated September 12, 1941 and recorded September 17, 1941 in Volume 184 of Deeds, page 604, under Auditor's File Nos. 344370 and 344371, as follows:

"Reserving, however, unto the grantors, the continued right to use, develop and maintain the water thereon and therefrom, and to construct, repair and maintain all pipe lines and equipment across the said property for the use thereof."

D. 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: Campbell Park Estates

Recorded: August 30, 1974

Auditor's No.: 805634

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE
COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT
PROPERTY:

Recorded: December 5, 2014

Auditor's No.: 201412050026

Regarding: Skagit County Right-to-Manage Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. Any tax, fee, assessments or charges as may be levied by Campbell Park Estates Community Association.