

When recorded return to:

Jan Ellen Bollwinkel
3809 Sterling Place
Anacortes, WA 98221



Skagit County Auditor
10/31/2017 Page

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3 1:58PM

\$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032735

CHICAGO TITLE

620032735

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Allen Enyart and Heather Noelle Enyart, 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 Jan Ellen Bollwinkel, an unmarried person

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

PARCEL "A":

Lot 17, "STERLING PLACE", as per plat recorded in Volume 16 of Plats, pages 13 and 14, records
of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest ¼ of the Southwest ¼ of Section 23, Township 35 North, Range 1
East, W.M., described as follows:

Beginning at the Southwest corner of Lot 17 of said Sterling Place;
thence South 89°28'31" East along the South line of said Lot 17, a distance of 75.00 feet to the
Southeast corner of said Lot 17;
thence South 0°31'29" West, a distance of 16.50 feet to the South line of the North 16.50 feet of
the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of the Southwest ¼, being the North line of
Tract "G" of the "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat
recorded in Volume 16 of Plats, pages 70 through 72, inclusive, records of Skagit County,
Washington;
thence North 89°28'31" West along the South line of the North 16.50 feet of the Northeast ¼ of the
Northeast ¼ of the Southwest ¼ of the Southwest ¼ of said Section 23, Township 35 North,
Range 1 East, W.M., a distance of 75.00 feet to a point lying South 0°31'29" West from the point of
beginning;
thence North 0°31'29" East a distance of 16.50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P107104 / 4641-000-017-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175134
OCT 31 2017

Amount Paid \$ 1587.80
By *M. M.* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2017

David Allen Enyart

Heather Noelle Enyart

State of

County of Skagit

I certify that I know or have satisfactory evidence that

David Allen Enyart Heather Noelle Enyart

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: October 27, 2017

Lourea L. Garka

Name: Lourea L. Garka

Notary Public in and for the State of wa

Residing at: Arlington

My appointment expires: 10/27/2018

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

EXHIBIT "A"
Exceptions

1. 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: Electric transmission and/or distribution line.
Recording Date: May 26, 1994
Recording No.: 9405260010

2. 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 **PLAT OF STERLING PLACE:**

Recording No: 9412010072

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: February 8, 1995
Recording No.: 9502080048

4. Covenant, Conditions and Restrictions contained in instrument:

Recording Date: February 23, 2001
Recording No.: 200102230029

"the above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot. "

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.