



When recorded return to:
Matthew Simons and Kara Simons
7220 Maribel Lane
Anacortes, WA 98221

Skagit County Auditor \$76.00
12/22/2017 Page 1 of 3 10:25AM

Recorded at the request of:
Guardian Northwest Title
File Number: A1 5236

Statutory Warranty Deed

A115234

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John R. Rinehart, an unmarried man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew Simons and Kara Simons, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 5, Township 35 North, Range 2 East; Ptn. SW ¼ (aka Tr. 3-B, Revised Short Plat No. 71-76)

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P32833, 350205-0-002-4504

Dated 12/18/17

John R. Rinehart
John R. Rinehart

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175916
DEC 22 2017

Amount Paid \$6057.⁰⁰
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John R. Rinehart, 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: 12/18/2017

Barbara A Granger
Printed Name: Barbara A Granger
Notary Public in and for the State of Washington
Residing at Sedro Woolley, WA
My appointment expires: 4/25/2021



Order No:

EXHIBIT "A"

Tract 3-B, revised Skagit County Short Plat No. 71-76, (the original Short Plat being entitled, "ALPINE MEADOWS"), approved March 25, 1981, recorded May 21, 1981, in Book 5 of Short Plats, Page 73, under Auditor's File No. 8105210031 and being a portion of the Southwest 1/4 of Section 5, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

Order No:

EXHIBIT "B"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Mutual of Seattle, Inc., et al
Recorded: September 26, 1975 and June 2, 1976
Auditor's No.: 824056 and 836154
Purpose: Ingress, egress, drainage and utilities

B. Lien of maintenance fees for road and utility maintenance, if any.

C. 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: Survey entitled Square Harbor 20 Acre Tracts
Recorded: June 2, 1976
Auditor's No.: 836155

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: Short Plat No. 71-76
Recorded: August 3, 1977
Auditor's No.: 862256

E. 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: Revised Short Plat No. 71-76
Recorded: May 21, 1981
Auditor's No.: 8105210031

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Joseph Whitlow
And: Skagit County
Dated: August 15, 1988
Recorded: September 15, 1988
Auditor's No.: 8809150057
Regarding: On-site sewage system