



201801030037

Skagit County Auditor

\$75.00

1/3/2018 Page

1 of

2 10:16AM

When recorded return to:
 Joshua D. Gile and Jillian P. Gile
 13427 N. Green Street
 Anacortes, WA 98221

Recorded at the request of:
 Guardian Northwest Title
 File Number: A115191

Statutory Warranty Deed

A115191
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kurt Keller, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Joshua D. Gile and Jillian P. Gile, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 3 and Ptn. of Lot 4, Block 3, Similk Beach

Tax Parcel Number(s): P69232, 4001-003-004-0001

The South 15 feet of Lot 4 and all of Lot 3, Block 3, SIMILK BEACH, according to the plat thereof, recorded in Volume 4 of Plats, page 51, 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 12-29-17

Kurt Keller
 Kurt Keller

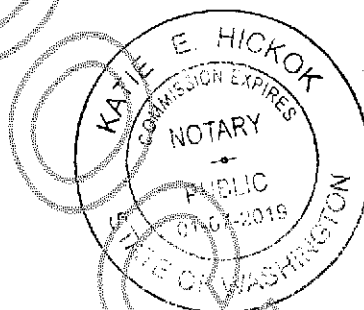
STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kurt Keller, 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: 12-29-17



Printed Name: *Katie E. Hickok*
 Notary Public in and for the State of Washington
 Residing at Mt Vernon
 My appointment expires: 1-7-19



SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

201828
 JAN 03 2018

Amount Paid \$ *6235.00*
 Skagit Co. Treasurer
 By *mm* Deputy

Order No:

EXHIBIT "A"

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

Recorded: July 25, 1929
Auditor's No.: 225386
Executed By: Similk Beach Development Co., a corporation

We note the reversionary rights released by instrument dated April 5, 1968 and recorded April 8, 1968 under Auditor's File No. 712159.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Similk Beach Development Company
Recorded: January 10, 1935 and September 25, 1951
Auditor's Nos.: 266914 and 466082
Purpose: Water and sewer pipe lines and telephone and electric transmission lines
Area Affected: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

C. Restrictive covenants contained in Deed recorded under Auditor's File No. 225146, through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.

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: Similk Beach Skagit Co. Wash.
Recorded: October 5, 1927
Auditor's No.: Volume 4 of Plats, Page 51