

When recorded return to:  
Christopher J. Walker and Challon C. Walker  
1403 Dakota Avenue  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A114973

201801260095  
Skagit County Auditor  
1/26/2018 Page 1 of 2 \$75.00  
3:39PM

Statutory Warranty Deed

**THE GRANTOR** West Coast Building, Inc., a Washington corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christopher J. Walker and Challon C. Walker, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:  
Section 23, Township 35 North, Range 1 East; Ptn. SE NE aka Lot 2 SP-04-010

Tax Parcel Number(s): **P126173, 350123-0-009-0100**

Lot 2, ANACORTES SHORT PLAT NO. SP-04-010, recorded June 4, 2007, under Auditor's File No. 200706040018, records of Skagit County, Washington, also known as the Rawhauser Short Plat, and being a portion of the Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 1 East of the Willamette Meridian.

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 per Exhibit "A" attached hereto.

Dated 1/25/18

West Coast Building, Inc., a Washington corporation

By: Joshua Tremmel, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 307

JAN 26 2018

Amount Paid \$ 11396.11  
Skagit Co. Treasurer  
By BT Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joshua Tremmel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of West Coast Building, Inc., a Washington corporation, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/25/2018



Robin J. Barefield  
~~Barbara A. Granger~~ Robin Barefield  
Notary Public in and for the State Washington  
Residing at Washington Anacortes  
My appointment expires: 4/25/2021 3/9/2019

EXHIBIT "A"

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

Recorded: November 24, 1954  
Auditor's No.: 509693  
Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President

B. 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 for Donna Rawhauser  
Recorded: May 8, 2000  
Auditor's No.: 200005080031  
Affects: Subject property and other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: October 30, 2006  
Auditor's No.: 200610300143  
Purpose: Underground electronic system, together with necessary appurtenances

Area Affected:

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.: ANA-04-010  
Recorded: June 4, 2007  
Auditor's No.: 200706040018

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

Dated: June 15, 2007  
Recorded: June 19, 2007  
Auditor's No.: 200706190114  
Executed By: Dakota Avenue LLC