



201801310044

Skagit County Auditor  
1/31/2018 Page

1 of

\$77.00  
4 10:44AM

When recorded return to:  
Lauren A Ward  
15143 North Dewey Beach Drive  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115276

### Statutory Warranty Deed

**THE GRANTORS** Jerry Sturdefant and Odetta Sturdefant, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Lauren A. Ward, an unmarried person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Ptn. Lots 32 and 33, Dewey Beach Addition No. 4

**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): **P65098, 3904-000-033-0002, P65096, 3904-000-032-0003**

Dated 1-29-2018

Jerry Sturdefant

Odetta Sturdefant

STATE OF Washington }  
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018359  
JAN 31 2018

Amount Paid \$ 4455.00  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Jerry Sturdefant and Odetta Sturdefant, 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: 01/29/2018

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



Order No:

**EXHIBIT "A"**

Lots 32 and 33, "DEWEY BEACH ADDITION NO. 4", according to the plat thereof, recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

EXCEPT the South 20 feet of said Lot 32, as measured perpendicular to and parallel with the South line of said lot;

ALSO EXCEPT that portion of Lots 32 and 33, "DEWEY BEACH ADDITION NO. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington, more particularly described as follows:

Beginning at a point on the East line of said Lot 32 at a point that is 20 feet North, as measured perpendicular to and parallel with, the South line thereof; thence North, along the East line of Lots 32 and 33, a distance of 30 feet; thence Southwesterly, in a straight line, to a point on the West line of said Lot 32 that is 20 feet North, as measured perpendicular to and parallel with the South line thereof; thence Northeasterly to the point of beginning.

**EXHIBIT "B"**

A. Reservations contained in Deed from the state of Washington recorded under Auditor's File No. 148586, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easement for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

B. Restrictions contained in Deeds to other lots in Plat of "DEWEY BEACH ADDITION NO. 3", which may be notice of a general plan, as follows:

"This property NOT to be used for commercial purposes."

C. Non-exclusive easement for Community Beach area over and across the tidelands of the Second Class situate in front of and adjacent to the South 100 feet of Government Lot 1 in Section 19, Township 34 North, Range 2 East, W.M., as conveyed to various property owners in "DEWEY BEACH ADDITION NOS. 3, 3-A and 4".

D. RESERVATIONS CONTAINED IN VARIOUS DEEDS OF RECORD, AS FOLLOWS:

1. For residential purposes only
2. Not more than one single-family dwelling with accessory buildings on each platted lot
3. No buildings to be erected not consistent with modern design and accepted standards and appearance
4. All buildings and overhangs to be at least 5 feet from side abutting property lines, and not less than 20 feet from road right-of-way.
5. Completion of outside finish of all buildings, with reasonable and attractive finish
6. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood, such as farm animals, etc.
7. No lot shall be used or maintained as a dumping ground for rubbish
8. It is hereby understood that these restrictions are for the common good of all parties concerned.

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:	Dewey Beach Addition No. 4
Recorded:	October 31, 1955
Auditor's No.:	526500

Order No:

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: April 15, 1994  
Recorded: April 25, 1994  
Auditor's No.: 9404250169  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: South 10 feet of the West 10 feet

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

Recorded: December 29, 1994  
Auditor's No.: 9412290047  
Regarding: Application for a special use permit

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.

H. Provisions and matters regarding a boundary line adjustment set forth on document recorded April 12, 2004 under Auditor's File No. 200404120121.

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

Recorded: August 3, 2007  
Auditor's No.: 200708030122  
Regarding: On-site sewage system operation and maintenance agreement

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.