

When recorded return to:
Matthew J Simons and Kara Simons
7760 West Shore Drive
Anacortes, WA 98221



Skagit County Auditor 2/9/2018 Page 1 of 3 10:30AM \$76.00

Recorded at the request of:
Guardian Northwest Title
File Number: A115402

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed A115402

THE GRANTOR Mary Jo Andrak, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew J. Simons and Kara Simons, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 8, Township 35 North, Range 2 East, NW and Section 5, Township 35 North, Range 2 East, SW (aka Ptn. Tracts 9 and 10 Carmelo Estates)

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): P134005, 350205-0-002-3804, P134006, 350205-0-002-3705

Dated January 30, 2018

Mary Jo Andrak
Mary Jo Andrak

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018503
FEB 09 2018

Amount Paid \$ 2,319.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mary Jo Andrak, 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: 01/30/2018

[Signature]

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



Order No:

EXHIBIT A

The North 400.25 feet of Tract 9 and Tract 10 of that certain 5 Acre Parcel Map No. 115-76, entitled "CARMELO ESTATES", approved September 9, 1977 and recorded September 15, 1977 in Volume 2 of Short Plats, page 123 and 124, under Auditor's File No. 864778, records of Skagit County, being a portion of the Northwest 1/4 of Section 8 and the Southwest 1/4 of Section 5, all in 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: Carmelo Estates Parcel Map 115-76
Recorded: September 15, 1977
Auditor's No.: 864778

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

Recorded: July 5, 2000
Auditor's No.: 200007050087
Regarding: Protected critical area site plan

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.

G. Provisions and matters regarding a boundary line adjustment set forth on document recorded December 11, 2017 under Auditor's File No. 201712110133.

H. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF, REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 4, 2018
Auditor's No.: 201801040048 and 201801040049