

When recorded return to:

Rosanne Lauro
1707 32nd Street
Anacortes, WA 98221



201802160105

Skagit County Auditor

\$78.00

2/16/2018 Page

1 of

5

1:47PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033556

CHICAGO TITLE

620033556

STATUTORY WARRANTY DEED

THE GRANTOR(S) William Georgiadis and Carlos Iglesias, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Rosanne Lauro, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 2 STONE RIDGE 3-LOT LONG PLAT LPS-2010-0002

Tax Parcel Number(s): P130826 / 350125-2-010-0701

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

**20180322
FEB 16 2018**

Amount Paid \$ **8549.00**
Skagit Co. Treasurer
By *adm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 14, 2018



William Georgiadis

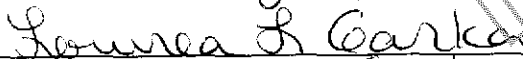


Carlos Iglesias

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William Georgiadis and Carlos Iglesias are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 15, 2018



Name: Lourea L. Garka

Notary Public in and for the State of wa

Residing at: Orrington

My appointment expires: 10/27/2018

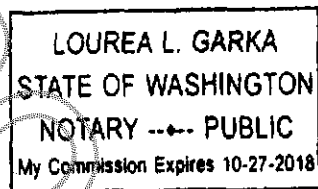


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P130826 / 350125-2-010-0701

Lot 2 of Stone Ridge 3-Lot Long Plat No. LPS-2010-0002, as approved June 15, 2011 and recorded January 17, 2012, under Auditor's File No. 201201170064, records of Skagit County, Washington, being a portion of Lot 6, CITY OF ANACORTES SHORT PLAT NO. ANA-004-013, as approved September 9, 2006, and recorded September 13, 2006, under Auditor's File No. 200609130188, records of Skagit County, Washington; being a portion of the Northwest ¼ of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Agreement between The City of Anacortes and Raymond G. Jones and Margaret I. Jones, husband and wife including the terms, covenants and provisions thereof

Recording Date: March 27, 1970
Recording No.: 737329
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Anacortes, a municipal corporation
Purpose: water pipe line or lines
Recording Date: July 12, 1973
Recording No.: 787873
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to install, use and maintain 3 guy wires and 1 anchor
Recording Date: October 8, 1974
Recording No.: 808553
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. Ana-95-01:

Recording No: 9505040090
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington Corporation
Purpose: underground electric transmission and/or distribution system
Recording Date: March 13, 2006
Recording No.: 200603130163
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to

EXHIBIT "B"

Exceptions (continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 004-013 (Stone Ridge Short Plat):

Recording No.: 200609130188

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 23, 2006

Recording No.: 200610230216

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Long Plat No. LPS-2010-0002:

Recording No: 201201170064

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by The City of Anacortes.
11. Assessments, if any, levied by Stone Ridge of Anacortes Homeowners' Association..