

When recorded return to:
Rooney's Cin, Ltd., a Texas limited partnership
6525 Twin Oaks Drive
Plano, TX 75024



201803020045
Skagit County Auditor \$79.00
3/2/2018 Page 1 of 6 10:47AM

Recorded at the request of:
Guardian Northwest Title
File Number: A114457

Statutory Warranty Deed

A114457
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jenny Clare Drews and Udo Drews, both unmarried persons, each as their separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Rooney's Cin, Ltd., a Texas Limited Partnership** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Ptn. of Blocks 173, 174, 190 & 213, Fidalgo City (aka Lots A, B and C, Udo Drews Survey)

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): P73300, 4101-190-099-0001, P73327, 4101-213-026-0009, P73242, 4101-174-026-0003

Dated 3/1/18

Jenny Clare Drews

Udo Drews

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20180302
MAR 02 2018

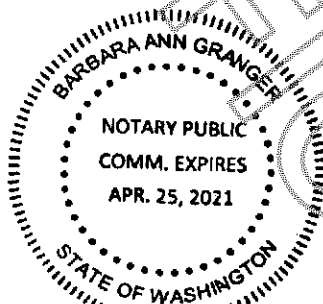
Amount Paid \$34,165.00
Skagit Co. Treasurer
By Deputy

Order No:

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jenny Clare Drews, the person 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: 03/01/2018



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

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Udo Drews, 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: 03/01/2018



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

EXHIBIT "A"

Parcel "A":

Lot "A" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 174 and 190, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto, EXCEPT Deception Road, ALSO EXCEPT Erie Street.

Parcel "B":

Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 173 and 190, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto, TOGETHER WITH that portion of Lots 6, 7, 8, 9, 10, 11, 12 and 13, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, TOGETHER WITH those portions of vacated alley, vacated Second Street and vacated Commercial Avenue, lying Southerly of a line drawn parallel with and 200.00 feet South of the centerline of said vacated Third Street;

EXCEPT that portion of Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being more particularly described as Lots 21, 22, 23, 24, 25 and 26, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, TOGETHER WITH those portions of vacated alley, vacated Third Street and vacated Fidalgo Avenue, lying Northerly of a line drawn parallel with and 185.56 feet South of the centerline of said vacated Third Street.

Parcel "C":

Lot "C" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 190 and 213, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto, EXCEPT Deception Road.

ALSO EXCEPT Front Street.

All situate in the County of Skagit, State of Washington.

Order No:

EXHIBIT "B"

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of Fidalgo City
Recorded: November 7, 1889
Auditor's No.: Book of Plats 2, Page 113, Official Records of Skagit County

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey for Udo Drews
Recorded: August 21, 2003
Auditor's No.: 200308210049

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

Recorded: September 22, 2003
Auditor's No.: 200309220199
Regarding: Protected Critical Area Site Plan
Affects: Parcel B

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.

D. Provisions and matters regarding a boundary line adjustment set forth on document recorded September 17, 2003 under Auditor's File No. 200309170224.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200308210048.

Order No:

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Jenny Clare Drews and Udo Drews, her husband
Recorded: March 31, 2004
Auditor's No.: 200403310200
For: Ingress, egress and utilities
Affects: Parcel B and C

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

Recorded: April 19, 2004
Auditor's No.: 200404190065
Regarding: TRD Wastewater System
Affects: Ptn. of Parcel C

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 November 13, 2007 under Auditor's File No. 200711130177.

H. Provisions and matters regarding a boundary line adjustment set forth on document recorded November 13, 2007 under Auditor's File No. 200711130178.

I. TERMS AND CONDITIONS OF ORDER VACATING COUNTY RIGHT-OF-WAY:

Recorded: June 30, 1993
Auditor's No.: 9306300107

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

Recorded: August 4, 2003
Auditor's No.: 200308040192
Regarding: Jenny Clare Drews
Affects: Parcel "B"

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.

Order No:

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.

K. 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:	Record of Survey for Al Howard
Recorded:	December 20, 2006
Auditor's No.:	200612200085
Affects:	Parcel "B"

L. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.) (Affects Parcel "C")

M. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Carmody Survey (ALTA/NSPS Land Title Survey)
Dated:	February 23, 2018
Submitted By:	Jack W. Turpin