

When recorded return to:
Michael Samples and Natalie Samples
4708 Anaco Beach Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 908
MAR 08 2018



201803080065

Skagit County Auditor
3/8/2018 Page

1 of

4 3:34PM

\$77.00

Amount Paid \$ 9,065.20
Skagit Co. Treasurer
By *M. [Signature]* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033502

CHICAGO TITLE
020033502

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dan Whitmore, Guardian of Rita W. Peterson, an incapacitated person
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Michael Samples and Natalie Samples, a married couple

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

The East Half, as measured along the North line and parallel with the East line thereof of Tract 2
and all of Tract 3, of Short Plat An-83-002 as approved July 29, 1983, and recorded August 2,
1983, in Volume 6 of Short Plats, page 75, under Auditor's File No. 8308020008, records of Skagit
County, Washington, being a portion of Government Lot 3 in Section 27, Township 35 North,
Range 1 East of the Willamette Meridian which lies North of the Plat of Anaco Beach, according to
the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P32450 / 350127-4-009-0604, P32449 / 350127-4-009-0505.

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 28, 2018

Dan Whitmore, Guardian of Rita W. Peterson

BY: [Signature]
Dan Whitmore
Guardian

State of CA
County of VENTURA

I certify that I know or have satisfactory evidence that DAN WHITMORE

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Guardian of Dan Whitmore to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-3-18

Name: ROSINA EMMA
Notary Public in and for the State of CA
Residing at: LA
My appointment expires: 1/15/20

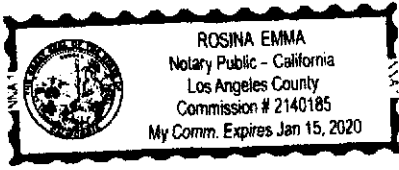


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 18, 1976
Auditor's No(s): 844526, records of Skagit County, Washington
In favor of: City of Anacortes
For: Utility purposes

2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: July 5, 1983
Auditor's No.: 8307050025, records of Skagit County, WA
In favor of: Harold H. Lynch and Lorraine M. Lynch, husband and wife
For: Sanitary sewer installation, maintenance, repair and replacement
Affects: A 10 foot strip, as described therein

3. Easement, including the terms and conditions thereof, granted by instrument
Recorded: October 5, 1983
Auditor's No.: 8310050029, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The South 10 feet of the Westerly 10 feet of said premises

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF ANACORTES SHORT PLAT NO. AN-83-002:

Recording No: 8308020008

5. Public or private easements, if any, over vacated portion of said premises.

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 the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No. 200108280065

EXHIBIT "A"

Exceptions
(continued)

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.