

When recorded return to:
Jeff Thomas and Lisa Thomas
6444 Seashell Street
Anacortes, WA 98221



Skagit County Auditor \$75.00
3/30/2018 Page 1 of 2 10:41AM

Recorded at the request of:
Guardian Northwest Title
File Number: 115625

Statutory Warranty Deed

¹¹⁵⁶²⁵
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS M. Keith Sorenson, Trustee of the M. Keith Sorenson Inter-Vivos Trust, dated April 25, 1988 and Ann M. Sorenson, Trustee of the Ann M. Sorenson Inter-Vivos Trust, dated April 25, 1988, each as their interests may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeff Thomas and Lisa Thomas, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 5, Marine View

Tax Parcel Number(s): P82551, 4446-000-005-0009

Lot 5, "PLAT OF MARINE VIEW" as per plat recorded in Volume 13 of Plats, page 53, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 3/29/2018

M. Keith Sorenson Inter-Vivos Trust
M. Keith Sorenson
By: M. Keith Sorenson, Trustee

Ann M. Sorenson Inter-Vivos Trust
Ann M. Sorenson
By: Ann M. Sorenson, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181241
MAR 30 2018

Amount Paid \$ 2,497.⁰⁰
Skagit Co. Treasurer:
By M.M. Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that M. Keith Sorenson and Ann M. Sorenson is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of The M. Keith Sorenson Inter-Vivos Trust and the Ann M. Sorenson Inter-Vivos Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 03/29/2018

Barbara Ann Granger
~~Katie Hinkel~~ Barbara Ann Granger
Notary Public in and for the State of Washington
Residing at Sedro Woolley, Washington
My appointment expires: ~~10/1/2019~~ 04/25/2021



Exhibit A

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, INCLUDING COVENANT AGAINST BLASTING:

For: Electric transmission line
In Favor Of: Puget Sound Power & Light Co.
Recorded: August 19, 1953
Auditor's No: 491793
Affects:

A strip of land the width of which is not disclosed, the centerline of which is described as follows:

Beginning at a point on the South line of Rosario Road, 510 feet North of the Section line between Sections 10 and 15, Township 34 North, Range 1 East, W.M.; thence South 70 degrees 30' West 338 feet.

Affect, if any, of Release of Easement recorded July 29, 1997 under Auditor's File No. 9707290100.

B. Provisions set forth in instrument recorded under Auditor's File No. 630694, regarding membership in Del Mar Community Service, Inc., regarding water service.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Marine View
Recorded: October 22, 1981
Auditor's No: 8110220003

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 30, 1981
Recorded: March 31, 1981
Auditor's No: 8103310003

Said instrument was modified by instruments recorded May 6, 1981, December 22, 1982 and January 10, 1983 under Auditor's File Nos. 8105060017, 8212220003 and 8301100023.