

When recorded return to:

Kelli L. Lang
Lang Custom Concrete & Construction
P.O. Box 883
Anacortes, WA 98221



201804110063

Skagit County Auditor

\$77.00

4/11/2018 Page

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4 11:33AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033012

CHICAGO TITLE
620033012

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel M. Harding and Elaine D. Harding, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Lang Custom Concrete & Construction

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

Lot 4, PLAT OF EAGLE RIDGE, according to the Plat thereof recorded January 11, 2007, under
Auditor's File No. 200701110039, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125680 / 4916-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181435
APR 11 2018

Amount Paid \$ 2425.80

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2018

Daniel M. Harding
Daniel M. Harding

Elaine D. Harding
Elaine D. Harding

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel M. Harding and Elaine D. Harding 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: March 29, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 13, 1991
Recording No.: 9111130050
Matters shown: Fence lines
2. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);
Recorded: August 17, 1962
Auditor's No(s): 625248, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement disclosed by Ordinance No. 2113, recorded August 3, 1989, under Auditor's File No. 8908030070, records of Skagit County, Washington, as follows:

The City of Anacortes hereby retains over, along and through the property being vacated an easement for utility purposes.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 13, 2006
Auditor's No(s): 200602130175, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 18, 2006
Auditor's No(s): 200608180118, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Avigation Easement
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 Eagle Ridge:

Recording No: 200701110039
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual

EXHIBIT "A"

Exceptions (continued)

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;

Recorded: January 8, 2007

Auditor's No(s): 200701080164, records of Skagit County, Washington

Executed By: Eagle Ridge Partners, LLC

AMENDED by instrument(s):

Recorded: June 29, 2007

Auditor's No(s): 200706290190, records of Skagit County, Washington

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