

When recorded return to:
Cecil W. Ely and Elizabeth A. Ely
4207 Navigator Lane
Anacortes, WA 98221



201804190052

Skagit County Auditor \$78.00
4/19/2018 Page 1 of 5 11:18AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033961

CHICAGO TITLE
620033961

STATUTORY WARRANTY DEED

THE GRANTOR(S) Buddy L. Sharpe and Christine D. Moore, 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 Cecil W. Ely and Elizabeth A. Ely, a married couple

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

Lot 8, "The Reserve at Channel Landing Phase II," as per plat recorded on February 20, 2014, under Auditor's File No. 201402200035, records of Skagit County, Washington.
Situate in the City of Anacortes, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P131823 / 6015-000-000-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 1574
APR 19 2018

Amount Paid \$4,633-
Skagit Co. Treasurer:
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 13, 2018

Buddy L. Sharpe
Buddy L. Sharpe
Christine D. Moore
Christine D. Moore

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Buddy L. Sharpe and Chrstine D. Moore 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: 4-17-18

James D. Varnes
Name: James D. Varnes
Notary Public in and for the State of WA
Residing at: Wenatchee, WA
My appointment expires: 5/29/19



EXHIBIT "A"
Exceptions

1. 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 The Reserve at Channel Landing Phase II:

Recording No.: 201402200035

2. Covenants, conditions, restrictions and easements 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: November 14, 2013
Recording No.: 201311140066

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 16, 2014
Recording No.: 201406160078

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The Reserve at Channel Landing Owners' Association
Recording Date: November 14, 2013
Recording No.: 201311140066

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

Recording Date: November 24, 2014
Recording No.: 201411240096

5. Agreement including the terms, covenants and provisions thereof;

Regarding: Encroachments
Executed by: Nels Strandberg and City of Anacortes
Recording Date: February 13, 2014
Recording No.: 201402130047

EXHIBIT "A"

Exceptions (continued)

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 City of Anacortes Short Plat No. ANA-89-001:

Recording No: 8905090034

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 9, 1958
Auditor's No(s): 566376, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 20, 2008
Recording No.: 200811200113

9. 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 Anacortes Short Plat No. SP-05-006:

Recording No: 201009210052

10. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: Yosemite Management Group LLC
Recorded: May 5, 2006
Auditor's No. 200605050081, records of Skagit County, Washington
Providing: Latecomers Agreement
Affects: Said premises and other property

11. Assessments, if any, levied by The Reserve at Channel Landing Homeowners Association.

EXHIBIT "A"

Exceptions (continued)

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