



201804260043

When recorded return to:
Denise M. Gechas and Neil Holcomb
4111 Jasper Way
Anacortes, WA 98221

Skagit County Auditor \$78.00
4/26/2018 Page 1 of 5 11:34AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620033831

Escrow No.: 620033831

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reid A. Smith, a married person as his separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Denise M. Gechas and Neil Holcomb, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 25, "CEDAR GLEN PLAT, PHASE II," according to the plat thereof, recorded November 13,
2003, under Skagit County Auditor's File No. 200311130098.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P120996 / 4825-000-025-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181690
APR 26 2018

Amount Paid \$ 9439.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 9, 2018

Reid A. Smith by Kristin Nichole Smith, his
Reid A. Smith by Kristin Nichole Smith, his attorney in fact attorney in fact
Kristin Nichole Smith
Kristin Nichole Smith

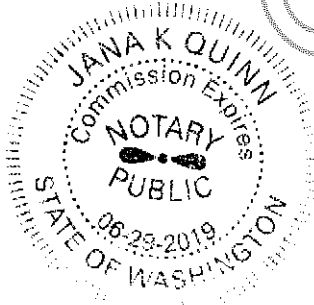
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Kristin Nichole Smith is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Reid A. Smith and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 18, 2018

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kristin Nichole Smith is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 18, 2018

Janae Quinn
Name: Janae Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

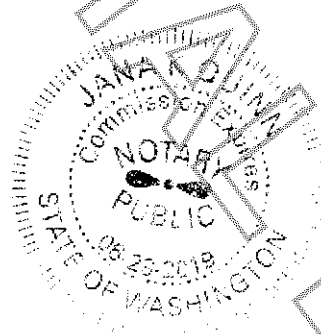


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 20, 1981
Auditor's No(s): 8108200071, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns
For: "... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services... "

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 11, 1981
Auditor's No.: 8109110033, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 31, 2003
Auditor's No.: 200303310327, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 4, 2003
Auditor's No(s): 200309040153, records of Skagit County, Washington
In favor of: Port of Anacortes, a Washington municipal corporation
For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft
Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property

5. 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,

EXHIBIT "A"

Exceptions
(continued)

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 **CEDAR GLEN PLAT**

PHASE II:

Recording No: 200311130098

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

Granted to: Irving Construction Corporation
Purpose: Driveway easement, for ingress, egress and utilities
Recording Date: June 16, 2005
Recording No.: 200506160090

7. Quit Claim Deed Easement including the terms, covenants and provisions thereof

Recording Date: June 16, 2005
Recording No.: 200506160089

8. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by City of Anacortes.