

When recorded return to:

Jeremy F. McNett and Tatyana O. McNett
5512 Doon Way
Anacortes, WA 98221



201805150054

05/15/2018 01:48 PM Pages: 1 of 7 Fees: \$80.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034443

CHICAGO TITLE

620034443

STATUTORY WARRANTY DEED

THE GRANTOR(S) John J. Goodman and Karen J. Goodman, 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 Jeremy F. McNett and Tatyana O. McNett, a married couple

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

Lot 1B, Goodman Short Plat No. 05-0120, recorded under Auditor's File No. 200707240084,
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P126496 / 350231-4-004-0300,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 1991
MAY 15 2018

Amount Paid \$ 2,230.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 7, 2018

John J. Goodman
John J. Goodman
Karen J. Goodman
Karen J. Goodman

State of OR
County of Deschutes

I certify that I know or have satisfactory evidence that
John J. Goodman, Karen J. Goodman
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/10/2018

Derek John Chappel
Name: Derek John Chappel
Notary Public in and for the State of OR
Residing at: Deschutes
My appointment expires: 1/24/22

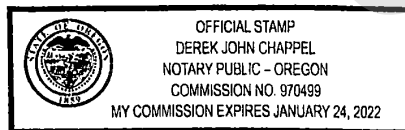


EXHIBIT "A"

Exceptions

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

Granted to:	City of Anacortes
Purpose:	All municipal purposes
Recording Date:	January 14, 1931
Recording No.:	240261, records of Skagit County, Wa
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power and Light Company
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way.
Recording Date:	April 2, 1951
Recording No.:	459743, records of Skagit County, Wa
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	An anchor guy to be located in Government Lot 2, of Section 32, Township 35 North, Range 2 East, W.M.
Recording Date:	July 1, 1957
Recording No.:	553207, records of Skagit County, Wa
Affects:	The exact location of said anchor guy is not disclosed on the record.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	John Tursi and Doris Tursi, husband and wife
Purpose:	Water line purposes, together with the right of ingress and egress for the purpose of installing, construction, repairing, etc., water pipe and/or water lines.
Recording Date:	September 14, 1960
Recording No.:	598764, records of Skagit County, Wa
5. Relinquishment of rights of access to State Highway and of light, view and air under terms of Deed to the State of Washington.

Recorded:	September 19, 1956
Auditor's No.:	541733, records of Skagit County, Wa
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"

Exceptions
(continued)

Granted to: City of Anacortes
Purpose: ingress and egress
Recording Date: November 3, 1977
Recording No.: 867966, records of Skagit County, Wa

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

Granted to: City of Anacortes
Purpose: ingress and egress
Recording Date: November 3, 1977
Recording No.: 867967, records of Skagit County, Wa

8. 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 Skagit County Short Plat No. 127-79:

Recording No: 8811190004, records of Skagit County, Wa

9. 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 Survey:

Recording No: 9807230084, records of Skagit County, Wa

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

Granted to: D. David McMillen
Purpose: To remove trees for the purpose of opening or maintaining water views
Recording Date: February 12, 1999
Recording No.: 9902120014, records of Skagit County, Wa
Affects: Lot 1, of Short Plat 127-79

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

Granted to: D. David McMillen

EXHIBIT "A"

Exceptions
(continued)

Purpose: Top and/or trim trees for the purpose of opening and maintaining water views for the benefit of the dominate estate, and remove rock from the existing borrow pit near the Southwest corner of the servient estate for the benefit of the dominate estate.

Recording Date: February 12, 1999

Recording No.: 9902120015, records of Skagit County, Wa

Affects: Lot 2 and 3 of Short Plat No. 127-79

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

Granted to: D. David McMillen

Purpose: To remove trees for the purpose of opening or maintaining water views

Recording Date: February 12, 1999

Recording No.: 9902120016, records of Skagit County, Wa

Affects: Lot 2, of Short Plat 127-79

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

Granted to: D. David McMillen

Purpose: to remove trees for the purpose of opening or maintaining water views

Recording Date: February 12, 1999

Recording No.: 9902120017, records of Skagit County, Wa

Affects: Lot 1, of Short Plat No. 127-79

14. Covenants, conditions and restrictions 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 in the document

Recording Date: November 27, 1989

Recording No.: 8911270059, records of Skagit County, Wa

15. Declaration of easement, including the terms and provisions thereof:

Recorded: May 30, 1995

Auditor's No.: 9505300097, records of Skagit County, Wa

Purpose: A non-exclusive easement for ingress, egress and utilities

Affects: Over, across, along and under those portions of Fidalgo Bay Addition to Anacortes, Blocks 3, 4, 12, 13, 14, 18, 19 and 20.

16. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,

EXHIBIT "A"Exceptions
(continued)

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 in the document

Recording Date: April 22, 1991
Recording No.: 9104220048, records of Skagit County, Wa

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9311190025, 9504280099, 9607120100, 9704030052, 200206200141 and 200406250107, records of Skagit County, Wa.

17. Reservation contained in Deed:

Executed by: Cully Road Development, Inc.
Recorded: April 10, 1998
Auditor's No.: 9804100051, records of Skagit County, Wa
As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

18. Plat Lot of Record Certification including the terms, covenants and provisions thereof;

Recording Date: August 9, 2005
Recording No.: 200508090059

19. 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 GOODMAN SHORT PLAT NO. 05-0120:

Recording No: 200707240084

20. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: July 24, 2007
Recording No.: 200707240085

21. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: July 24, 2007
Recording No.: 200707240086

EXHIBIT "A"Exceptions
(continued)

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Water and mountain views
Recording Date: February 21, 2017
Recording No.: 201702210186
Affects: Said premises
23. 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
Recording Date: May 22, 2017
Recording No.: 201705220135
Affects: Said premises
24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Qben D. Oliver
Purpose: Vehicular and pedestrian ingress and egress
Recording Date: January 29, 2018
Recording No.: 201801290132
Affects: Said premises
25. City, county or local improvement district assessments, if any.
26. Dues, charges and assessments, if any, levied by Fidalgo Community Association.