



201806010082

06/01/2018 03:33 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

When recorded return to:
 Timothy R. Warburton and Martha B. Warburton
 2203 22nd Street
 Anacortes, WA 98221

Recorded at the request of:
 Guardian Northwest Escrow

File Number: A115652

Statutory Warranty Deed

THE GRANTOR Drew T. Schnabel, as his separate estate and Catherine Aileen Schnabel, as to any and all interest she may have in said property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE ~~TIMOTHY R. Warburton and MARTHA B. Warburton~~, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
 Lots 1, 2, and Ptn. of Lot 3, Block 214, Anacortes

GUARDIAN NORTHWEST TITLE CO.

A115652-1

For Full Legal See Attached Exhibit "A"

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P118615, 3772-214-003-0000

Dated May 29, 2018

Drew T. Schnabel by Attorney in Fact Catherine Aileen Schnabel
 Drew T. Schnabel by Atty in Fact Catherine Aileen Schnabel
Catherine Aileen Schnabel
 Catherine Aileen Schnabel

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

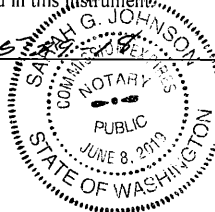
20182333
 JUN 01 2018

Amount Paid \$ 7712.40
 Skagit Co. Treasurer
 By MA Deputy

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Catherine ^{Aileen} Schnabel is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it individually and as the Attorney in Fact of Drew T. Schnabel, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 29, 2018



Sarah G. Johnson

Notary Public in and for the State of Washington

Residing at Ork Skagit

My appointment expires: 6-8-19

Exhibit "B"**A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: City of Anacortes
H. Dean Maxwell, Mayor
Recorded: February 14, 2005
Auditor's No.: 200502140191
As Follows: The City of Anacortes hereby reserves an easement for ingress, egress, landscaping and utilities, as set forth in Exhibit A, to serve single family residences, for the benefit of Lot 11, Lot 12, Lot 14 and Lot 15 as shown on Record of Survey filed under Auditor's File No. 200201240260, records of Skagit County, Washington; over and across the subject tract
Affects: Parcel "B"

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: January 24, 2002
Auditor's No.: 200201240260
Affects: Subject property and other property, see document for full particulars

C. Rights associated with and/or location of retention pond, as disclosed by inspection made by this Company. (Affects Parcel "B")**D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Island Development, LLC
Recorded: November 29, 2004
Auditor's No.: 200411290172
As Follows: The Grantor herein reserves all right, title and interest, present and future, to that portion of 22nd Street, along the South side of the property conveyed herein, which upon vacation would otherwise attach to the property conveyed herein

E. Easements for ingress, egress and utilities benefiting adjoining property as disclosed by inspection of subject property, affecting Parcel B only.

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

Dated: January 1, 2001
Recorded: March 19, 2001
Auditor's No.: 200103190182
Executed By: Island Development, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: June 22, 2001
Auditor's No.: 200106220109

TERMS AND CONDITIONS OF CERTIFICATE OF ANNEXATION TO WINDWARD AND SUBJECTION OF PARCEL TO DECLARATION OF PROTECTIVE COVENANTS FOR WINDWARD:

Dated: November 1, 2006
Recorded: November 7, 2006
Auditor's No.: 200611070060

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of the City of Anacortes
Recorded: July 3, 1891
Auditor's No.: Volume 2 of Plats, Pages 4 through 7

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 23, 2013
Auditor's No.: 201307230060
Regarding: Skagit County Right to Farm Ordinance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

EXHIBIT A

PARCEL "A":

Lots 1, 2 and the East ½ of Lot 3, Block 214, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

(Also known as Lot 12 of Survey recorded January 24, 2002, under Auditor's File No. 200201240260, records of Skagit County, Washington).

PARCEL "B":

An easement for ingress, egress and utilities over a portion of vacated 22nd Street as reserved in City of Anacortes Ordinance No. 2689, recorded February 14, 2005, under Auditor's File No. 200502140191, records of Skagit County, Washington.

PARCEL "C":

An easement for ingress, egress and utilities over the Northerly portion of Lot 11 of Survey recorded January 24, 2002, under Auditor's File No. 200201240260, records of Skagit County, Washington, as granted by instrument recorded July 3, 2003, under Auditor's File No. 200307030166, records of Skagit County, Washington.