



When recorded return to:
Katherine Faye Sellards and Michael George Bobka
3912 Copper Pond
Anacortes, WA 98221

06/07/2018 01:23 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: A116018

Statutory Warranty Deed *A116018*
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Christopher Winslow and Margaret Winslow, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Katherine Faye Sellards and Michael George Bobka, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 18, Copper Pond PUD

Tax Parcel Number(s): P108187, 4661-000-018-0000

Lot 18, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat thereof recorded in Volume 16 of Plats, pages 70 through 72, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
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 "A" attached hereto

Dated 6/5/18

Christopher Winslow

Margaret Winslow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182435
JUN 07 2018
Amount Paid \$ *7,641.20*
Skagit Co. Treasurer
By *MAM* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher Winslow and Margaret Winslow, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-5-18

Printed Name: Edwina Carr
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 02/09/2019

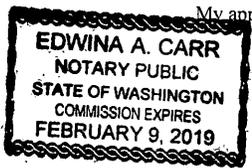


Exhibit A**EXCEPTIONS:****A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Anacopper Copper Mining Company
 Recorded: March 5, 1930, Volume 153 of Deeds, Page 158
 Purpose: Road Purposes
 Area Affected: Right-of-way 40 feet in width, the exact location of which is undisclosed on the record

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Corporation
 Recorded: August 17, 1962
 Auditor's No: 625248
 Purpose: Transmission Line
 Area Affected: The exact location of which is undisclosed on the record

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
 Recorded: August 17, 1962
 Auditor's No: 625249
 Purpose: Transmission Line
 Area Affected: The exact location of which is undisclosed on the record

D. The interest of the City of Anacortes for a 60-foot right-of-way for road purposes, as disclosed on the face of Surveys referred to in the caption herein, and recorded under Auditor's File Nos. 877240 and 879264.

E. Affect, if any, on the subject property by reason of Surveys recorded under Auditor's File Nos. 879264, 877240 and 8807190076, the Company having made no determination as to its affect on the boundaries of the subject property.

F. AVIGATION EASEMENT:

Grantee: Port of Anacortes
 Dated: September 11, 1995
 Recorded: September 11, 1995
 Auditor's No: 9509110140
 Area Affected: A perpetual, non-exclusive easement for the free and unobstructed use and passage of all types of aircraft, over, across and through the airspace in excess of 70 feet above the property or in the vicinity of the property

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: Copper Pond Planned Unit Development
Recorded: September 11, 1995
Auditor's No: 9509110092

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

Dated: September 11, 1995
Recorded: September 11, 1995
Auditor's No: 9509110141
Executed by: Creekside Village Development

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 26, 1996 and October 30, 1997
Recorded: March 20, 1997 and December 17, 1997
Auditor's Nos.: 9703200089 and 9712170015

I. Any tax, fee, assessments or charges as may be levied by Copper Pond Homeowners Association.