

When recorded return to:
Gregg M. Stiglic and Lisa Stiglic
11953 Canyon Ridge DR
ANACORTES, WA 98221



201806150055

06/15/2018 01:29 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033993

CHICAGO TITLE CO.
620033993

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne E. Poling and Lynne A. Poling, 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 Gregg M. Stiglic and Lisa Stiglic, husband and wife

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

Lot Y, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, recorded in
Volume 12 of Surveys, pages 147 and 148 under Auditor's File No. 9204200040; being a portion of
Blocks 15 through 32, FIDALGO BAY ADDITION TO ANACORTES, recorded in Volume 2 of
Plats, page 24, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P101518 / 3841-028-040-0109

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 \$ 595
JUN 15 2018

Amount Paid \$ 19,051.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 4, 2018

X Wayne E. Poling 6/13/2018
Wayne E. PolingX Lynne A. Poling 6/13/2018
Lynne A. PolingState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

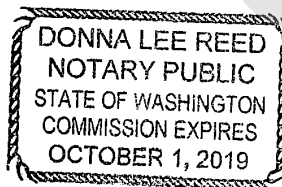
Wayne E. Poling and Lynne A. Poling
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 6/13/18Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 20, 1951
 Auditor's No(s): 459750, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Easement disclosed in Order Vacating County Road;
 Recorded: July 23, 1984
 Auditor's No(s): 8407230001, records of Skagit County, Washington
 As follows:

 . . . did vote to vacate said rights of way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement which was accepted by the City of Anacortes on July 9, 1984.

3. Public or private easements, if any, lying within vacated roads.

4. 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 FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION:

 Recording No: 9204200040

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 20, 1993
 Auditor's No(s): 9312200181, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 23, 1996
 Auditor's No(s): 9610230048, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 21, 1994
Auditor's No(s): 9412210105, records of Skagit County, Washington
In favor of: City of Anacortes
For: Waterlines
Affects: Roadways delineated on Survey Map of Aggregation

8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 8, 1997
Auditor's No(s): 9709080043, records of Skagit County, Washington
In favor of: John C. Wiegand et ux et al
For: Ingress, egress and utilities
Affects: Right of ways described as Fire Lane and San Juan Hill Road

Amended by Auditor's File No. 200812300089, records of Skagit County, Washington.

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 26, 1998
Auditor's No(s): 9806260018, records of Skagit County, Washington
In favor of: Karl W. Nevitt
For: Ingress, egress and utilities
Affects: Right of ways delineated on Map of Aggregation

10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: April 22, 1991
Auditor's No(s): 9104220048, records of Skagit County, Washington
Executed By: John L. Miller and Margaret K. Miller, husband and wife

Amended by instrument(s):
Recorded: September 12, 1991; August 27, 1992; November 19, 1993; April 28, 1995; October 24, 1995; July 12, 1996; April 3, 1997, June 25, 2004 and July 22, 2011
Auditor's No(s): 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052, 200406250107 and 201107220084, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument
Recorded: April 22, 1991
Auditor's No.: 9104220048, records of Skagit County, Washington
Imposed by: Fidalgo Bay Community Association
12. Agreement, including the terms and conditions thereof; entered into;
By: NSG, Inc., a Washington corporation
And Between: John L. Miller and Margaret M. Miller, husband and wife
Recorded: December 23, 1993
Auditor's No. 9312230021, records of Skagit County, Washington
Providing: Development, improvement and provide distribution

Amended by instrument(s):
Recorded: November 29, 1994
Auditor's No(s): 9411290113, records of Skagit County, Washington
13. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: March 6, 2008
Recording No.: 200803060098
14. Finding of Facts including the terms, covenants and provisions thereof

Recording Date: August 7, 2008
Recording No.: 200808070066
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by Fidalgo Bay Community Association.