



201806250215

06/25/2018 03:39 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Stephanie Doran
723 34th Avenue
Seattle, WA 98122

Recorded at the request of:
Guardian Northwest Title
File Number: A115888

Statutory Warranty Deed *A115888*
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark A. Wolf and Karen A. Wolf, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephanie Doran, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 4 & 5, Block 4, Similk Beach

Tax Parcel Number(s): P69247, 4001-004-005-0008

Lots 4 and 5, Block 4, "SIMILK BEACH, SKAGIT CO., WASH.", as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County, 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 6.22.18

Mark A. Wolf

Karen A. Wolf

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mark A. Wolf and Karen A. Wolf, 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: 6/22/18

Printed Name: _____
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 04/19

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201802150
JUN 25 2018
Amount Paid \$ 4775.40
Skagit Co. Treasurer
By BT Deputy

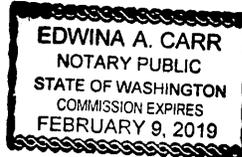


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Similk Beach Development Company
Recorded: January 10, 1935 and September 25, 1951
Auditor's Nos.: 266914 and 466082
Purpose: Water and sewer pipe lines and telephone and electric transmission lines
Area Affected: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

B. Restrictive covenants contained in Deed recorded under Auditor's File No. 225146, through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.

C. 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: Similk Beach Skagit Co. Wash.
Recorded: October 5, 1927
Auditor's No.: Vol 4 of Plats Page 51