

When recorded return to:  
Michael J. Wallace  
4303 Navigator lane  
Anacortes, Wa. 98221



201806290068

06/29/2018 10:40 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115653

Statutory Warranty Deed

*A115653*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James R. McKinney, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL J. WALLACE TRUSTEE OF THE WALLACE LIVING TRUST dated December 9, 2013 the following described real estate, situated in the County of Skagit, State of Washington

*\* and Cherrie L. Wallace*

Abbreviated Legal:

Lot 3, The Reserve at Channel Landing Phase 2

Tax Parcel Number(s): P131818, 6015-000-000-0003

Lot 3 of "THE RESERVE AT CHANNEL LANDING PHASE II", as per plat recorded on February 20, 2014 under Auditor's File No. 201402200035.

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

*June 30, 2018*  
*[Signature]*  
James R. McKinney

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

*2018 2836*

JUN 29 2018

Amount Paid \$ *23,145.00*

Skagit Co. Treasurer

By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James R. McKinney, 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:



*Sarah G. Johnson*  
Printed Name: SARAH G. JOHNSON  
Notary Public in and for the State of Washington  
Residing at OAKLANDOR  
My appointment expires: 6-8-19

## EXHIBIT "A"

ISSUED BY STEWART TITLE GUARANTY COMPANY

**SPECIAL EXCEPTIONS****PART TWO: "B-1"**

A. 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: Anacortes Short Plat No. 89-001  
Recorded: May 9, 1989  
Auditor's No.: 8905090034  
Affects: A portion of the subject short plat

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: June 9, 1958  
Auditor's No.: 566376  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

C. 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: Survey  
Recorded: October 6, 1989  
Auditor's No.: 8910060006

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.  
Recorded: November 20, 2008  
Auditor's No.: 200811200113  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. 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: Anacortes Short Plat No. SP-05-006  
Recorded: September 21, 2010  
Auditor's No.: 201009210052

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

Recorded: November 14, 2013  
Auditor's No.: 201311140066

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

Recorded: June 16, 2014  
Auditor's No.: 201406160078

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes  
And: Nels Strandberg  
Dated: January 16, 2014  
Recorded: February 13, 2014  
Auditor's No.: 201402130047  
Regarding: Encroachment Agreement

H. 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: The Reserve At Channel Landing, Phase II  
Recorded: February 20, 2014  
Auditor's No.: 201402200035

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John D. and Shelly L. Angus  
Recorded: May 12, 2014  
Auditor's No.: 201405120199  
Purpose: Private ingress, egress and utility easement agreement

Said instrument was modified by instrument recorded April 10, 2018, under Auditor's File No. 201804100059.