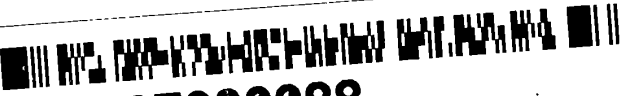


When recorded return to:  
Keith Ermi and Gail J. Ermi  
2202 22nd Street  
Anacortes, WA 98221

  
**201807030088**  
07/03/2018 01:37 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035164

**CHICAGO TITLE**  
**620035164**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian D. Howard and Lauren M. Howard, as trustees of the Brian D. Howard and Lauren M. Howard Trust, dated March 21, 2017

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Keith Ermi and Gail J. Ermi, a married couple

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

Lots 19, 20 and the East 1/2 Lot 18, Block 213, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington.

(Also known as Lot 14 of Survey Recorded January 24, 2002, under Auditor's File No. 200201240260)

Situated in the City of Anacortes, Skagit County, Washington.

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

Tax Parcel Number(s): P56273 / 3772-213-020-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20182917  
JUL 03 2018

Amount Paid \$8460.02  
Skagit Co. Treasurer

Deputy

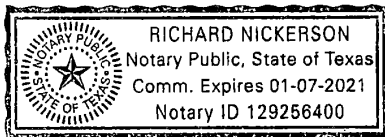
**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 27, 2018

Brian D. Howard and Lauren M. Howard, as trustees of the Brian D. Howard and Lauren M. Howard Trust, dated March 21, 2017

✓BY: Brian D. Howard✓BY: Lauren M. HowardState of TEXASCounty of HARRISI certify that I know or have satisfactory evidence that BRIAN D. HOWARD AND LAUREN M. HOWARD

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Brian D. Howard and Lauren M. Howard Trust, dated March 21, 2017 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 06-30-2018Richard Nickerson  
Name: RICHARD NICKERSON  
Notary Public in and for the State of TEXAS  
Residing at: \_\_\_\_\_  
My appointment expires: 01-07-2021

**EXHIBIT "A"****Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey Recorded under A.F. No. 200201240260:
  
2. 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: March 19, 2001  
 Auditor's No(s): 200103190182, records of Skagit County, Washington  
 Executed By: Island Development, LLC  
  
 AMENDED by instrument(s):  
 Recorded: June 22, 2001  
 Auditor's No(s): 200106220109, records of Skagit County, Washington  
  
 Certificate of Annexation of Parcel to "Windward" and Subjection of Parcel to Declaration of Protective Covenants for Windward;  
 Recorded: November 7, 2006  
 Recording No.: 200611070060
  
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
 Recording Date: May 23, 2005  
 Recording No.: 200505230132  
 Matters shown: vacated street
  
4. Easement and Joint Maintenance Agreement  
  
 Recording Date: November 2, 2006  
 Recording No.: 200611020037
  
5. Reservations and/or Exceptions contained in Instrument from Island Development, LLC, including the terms, covenants and provisions thereof  
  
 Recording Date: November 29, 2004  
 Recording No.: 200411290172

**EXHIBIT "A"**

**Exceptions  
(continued)**

6. Easement established by Vacation Ordinance Number 2689 for Ingress, Egress, Landscaping and Utilities including the terms, covenants and provisions thereof

Recording Date: February 14, 2005  
Recording No.: 200502140191

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.
9. Dues, charges and assessments, if any, levied by Windward Association.