



201807090138

07/09/2018 03:47 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

201807020121

07/02/2018 11:23 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Gregory Maxwell and Colleen Maxwell
1201 Alpine View Dr
Mount Vernon, WA 98274

** re-reward to add legal **

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620034467

Escrow No.: 620034467

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeana G. Walker, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gregory Maxwell and Colleen Maxwell, a married couple

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

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

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

Lot(s): Ptn. 3-4 Block: 10 WOODS ADDITION TO ANACORTES

Tax Parcel Number(s): P130815 / 3839-010-004-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182090
JUL 02 2018

Amount Paid \$ 3031.00
By *BT* Skagit Co. Treasurer Deputy

20182990
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL - 9 2018

Amount Paid \$ *2*
By *AT* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2018

Jeana G. Walker
Jeana G. Walker

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Jeana G. Walker is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2018

Mark E. Lehr
Name: Martin E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: August 29, 1962
Auditor's No(s): 625661, records of Skagit County, Washington
Executed by: A.F. Gratzer
As Follows: It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waiver any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 18, 2007
Auditor's No.: 200706180162, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Agreement, including the terms and conditions thereof; entered into;
By: Chaffey Homes Incorporated, a Washington corporation
And Between: Sunset View Condominium Developer LLC, a Washington limited liability company
Recorded: February 8, 2007
Auditor's No. 200702080106, records of Skagit County, Washington
Providing: Dedication of real property and grant of easements
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 2007
Auditor's No(s): 200702080105, records of Skagit County, Washington
For: Temporary construction and slope
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 2007
Auditor's No(s): 200702080104, records of Skagit County, Washington
For: Stormwater swale
6. 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

EXHIBIT "A"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Woods Addition To Anacortes:

Recording No: 174062

7. 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 Boundary Line Adjustment Survey:

Recording No: 200805190128

8. Latecomers Agreement No. 2007-10001 including the terms, covenants and provisions thereof

Recording Date: November 15, 2007

Recording No.: 200711150055

Amount: 4 x \$13,879.55 = \$55,518.60

Affects: Lots 2-5, Block 10, Woods Addition to the City of Anacortes \

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.

EXHIBIT "B"
LEGAL DESCRIPTION

Order No.: 620034467

For APN/Parcel ID(s): P130815 / 3839-010-004-0001

Lots 3 and 4, Block 10, PLAT OF WOOD'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington;

EXCEPT the East 22 feet of Lot 3;

EXCEPT the West 11 feet of Lot 4;

(Also known as Parcel B of Survey recorded under Auditor's File No. 200805190128, records of Skagit County, Washington.)

Situated in Skagit County, Washington