

201809040154

09/04/2018 01:27 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Michael Parchman and Ileana Ponce
24315 89th Place W.
Edmonds, WA 98026

Recorded at the request of:
Guardian Northwest Title
File Number: 116502

Statutory Warranty Deed

116502
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marc A. Savaria, as separate estate and Kathryn Marie Savaria, as to any and all interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Parchman and Ileana Ponce, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 8, Hidden Cove on the Skagit

Tax Parcel Number(s): P82110, 4429-000-008-0007

Lot 8, "PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1", as per plat recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH that portion in Section 16, Township 35 North, Range 8 East, W.M., of Government Lot 3 lying Northerly of South Skagit Highway, Easterly of the "PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1", and Westerly of a line lying 250 feet Easterly of and parallel with the Easterly line of said "PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1".

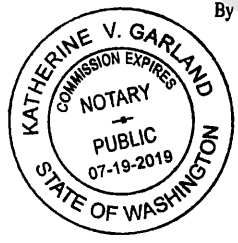
Situate in the County of Skagit, State of Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated August 31, 2018

Marc A. Savaria
Marc A. Savaria

Kathryn M. Savaria
Kathryn Marie Savaria

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3927
SEP 04 2018
Amount Paid \$ 0039
Skagit Co. Treasurer
By MA Deputy



STATE OF Washington }
COUNTY OF Skagit } **SNOHOMISH** } SS:

I certify that I know or have satisfactory evidence that Marc A. Savaria and Kathryn Marie Savaria, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-3-18

Katherine V. Garland
Printed Name: Katie Hickok KATHERINE V. GARLAND
Notary Public in and for the State of Washington
Residing at SNOHOMISH
My appointment expires: 1/07/2019 07/19/2019
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Exhibit A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Hidden Cove On the Skagit Div. 1
Recorded: November 14, 1980
Auditor's No: 8011140001

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

Dated: September 8, 1981
Recorded: September 8, 1981
Auditor's No: 8109080065
Executed by: George G. Theodoratus and Lois M. Theodoratus

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

Dated: November 30, 1987
Recorded: December 18, 1987
Auditor's No: 8712180043
Executed by: George G. Theodoratus and Lois M. Theodoatus

Said instrument is a rerecording of instrument recorded under Auditor's File No. 8711300040.

((OPTIONAL – Lots 7 and 8))

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Peter DeLuca
And: Skagit County
Dated: August 27, 1991
Recorded: August 27, 1991
Auditor's No: 9108270060
Regarding: On-site sewage system status

((OPTIONAL – Lot 7))

E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated:
Recorded:
Auditor's No:
Affects:

May 25, 1984
June 12, 1984
8406120017
Existing driveway