

When recorded return to:

Stephen Jay Chaney
Stephen Jay Chaney and Sheryl Lenox Chaney ,
Co-Trustees of the Stephen Jay Chaney and Sheryl
Lenox Chaney Revocable Living Trust dated
October 5, 2005
6130 152nd PI SE
Snohomish, WA 98296



201809200084

09/20/2018 02:20 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034198

CHICAGO TITLE
020034198

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald John Daschuk and Kathy-Lynn Daschuk, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stephen Jay Chaney and Sheryl Lenox Chaney , Co-Trustees
of the Stephen Jay Chaney and Sheryl Lenox Chaney Revocable Living Trust dated October 5, 2005

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): 7 Anacortes SP No. SP-05-006

Tax Parcel Number(s): P130304/ 350122-4-001-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184182
SEP 20 2018

Amount Paid \$12,465.00
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 12, 2018

Donald John Daschuk

Kathy Lynn Daschuk
Kathy-Lynn Daschuk

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that Donald John Daschuk is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

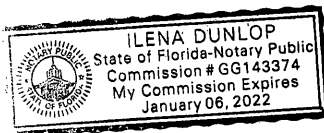
Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Florida

County of Orange

I certify that I know or have satisfactory evidence that Kathy-Lynn Daschuk is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-17-2018



Ilena Dunlop
Name: Ilena Dunlop
Notary Public in and for the State of Florida
Residing at: Orange County Florida
My appointment expires: 1-6-22

STATUTORY WARRANTY DEED (continued)

Dated: September 12, 2018

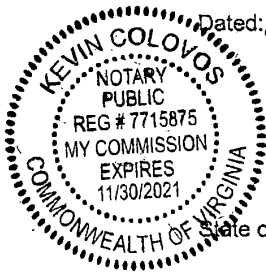
Donald John Daschuk
Donald John Daschuk

Kathy-Lynn Daschuk

State of VIRGINIA
County of Fauquier

I certify that I know or have satisfactory evidence that Donald John Daschuk is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 14, 2018



Kevin Colovos
Name: Kevin Colovos
Notary Public in and for the State of VIRGINIA
Residing at: 10425 LIBERTY DR, MIDLAND, VA 22728
My appointment expires: 11/30/2021

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Kathy-Lynn Daschuk is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130304/ 350122-4-001-0007

Lot 7, City of Anacortes Short Plat No. SP-05-006, recorded September 21, 2010, under Auditor's File No. 201009210052, being a portion of Section 22, Township 35 North, Range 1 East, W.M., records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 14, 2013
Recording No.: 201311140066

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 16, 2014
Recording No.: 201406160078

2. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The Reserve at Channel Landing Owners' Association
Recording Date: November 14, 2013
Recording No.: 201311140066

3. 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 City of Anacortes Short Plat No. ANA-89-001:

Recording No: 8905090034

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 9, 1958
Auditor's No(s): 566376, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Public trail
Recording Date: January 14, 2008

EXHIBIT "B"**Exceptions
(continued)**

- Recording No.: 200801140131
Affects: The Northerly 20 feet of said premises
6. Ordinance No. 2750
- Recording Date: January 14, 2008
Recording No.: 200801140129
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Samish Bay Land Company, LLC
Purpose: Construction and maintenance of underground utilities
Recording Date: September 2, 2008
Recording No.: 200809020136
Affects: Portion of said premises and other property
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Samish Bay Land Company, LLC
Purpose: Ingress, egress and road purposes
Recording Date: September 2, 2008
Recording No.: 200809020137
Affects: Portion of said premises
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Anacortes
Purpose: Public trail
Recording Date: January 14, 2008
Recording No.: 200801140131
Affects: The Northerly 20 feet of said premises
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 26, 2002
Auditor's No(s): 200207260099, records of Skagit County, Washington
In favor of: Port of Anacortes
For: Avigation
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.

EXHIBIT "B"**Exceptions
(continued)**

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: November 20, 2008
 Recording No.: 200811200113

12. 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 Anacortes Short Plat No. SP-05-006:

Recording No: 201009210052

13. Native Growth Protection Easement Agreement, including the terms, covenants and provisions thereof;

Recording Date: April 10, 2014
 Recording No.: 201404100064

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Drainage easement
 Recording Date: June 13, 2014
 Recording No.: 201406130022 (re-record of 201406050015)
 Affects: Portion of said premises and other property

15. Agreement, including the terms and conditions thereof; entered into;
 By: City of Anacortes
 And Between: Yosemite Management Group LLC
 Recorded: May 5, 2006
 Auditor's No. 200605050081, records of Skagit County, Washington
 Providing: Latecomers Agreement
 Affects: Said premises and other property

16. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

17. Assessments, if any, levied by City of Anacortes.

18. City, county or local improvement district assessments, if any.