


When recorded return to:  
Brady A. Guinn and Kristine M. Guinn  
6663 Rykosa Lane  
Anacortes, WA 98221

  
**201809280065**  
09/28/2018 11:04 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116486

**Statutory Warranty Deed**

*116486*  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTORS Ann E. Jurkovich, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brady A. Guinn and Kristine M. Guinn, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 31, Township 35 North, Range 2 East, NW SE (aka Lot 4, SP 92-055)

Tax Parcel Number(s): P102839, 350231-4-005-0400

Lot 4 of ANACORTES SHORT PLAT NO. 92-055 as approved April 8, 1993, and recorded April 13, 1993, in Volume 10 of Short Plats, pages 186 and 187, under Auditor's File No. 9304130029, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southeast Quarter of Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

Situated in Skagit County, 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 9-27-18

Ann Jurkovich  
Ann Jurkovich

Todd Figgenshow  
Todd Figgenshow

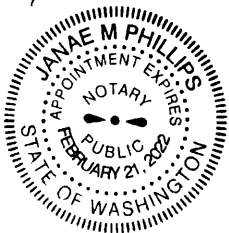
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184313  
SEP 28 2018

Amount Paid \$ 10,418.<sup>00</sup>  
Skagit Co. Treasurer  
By mam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ann Jurkovich and Todd Figgenshow, 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: 9/27/18



Janae M. Phillips  
Printed Name: ~~Katie Hickok~~ Janae M. Phillips  
Notary Public in and for the State of Washington  
Residing at mt. Vernon  
My appointment expires: ~~1/07/2019~~ 2-21-2022

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: January 4, 1931  
Auditor's No. 240262 (Volume 156, Page 434 )  
Purpose: The exact purpose of said right-of-way is not disclosed on the record  
Area Affected: 24-foot strip over and across said property  
Affects Access Easement

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Recorded: April 26, 1957  
Auditor's No. 550572  
Purpose: Constructing, maintaining, etc., a gas pipe line  
Area Affected: An undisclosed portion of the North 25 acres of the Northwest 1/4 of the Southeast 1/4

**C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Delno M. Crumm and Laura F. Crumm  
Recorded: June 23, 1969  
Auditor's No.: 728036

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: January 22, 1970  
Auditor's No. 735191, (Volume 41, Page 494)  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Exact location of said easement is not disclosed on the record  
Area Affected: Affects Access Easement

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Joyce Weidenhut, Jack L. Clark, Gerald E. Clark and James E. Clark  
Recorded: May 14, 1976  
Auditor's No. 834981  
Purpose: Ingress, egress and utilities  
Area Affected: A 30-foot strip over and across an existing former logging road  
Affects: Access easement

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: January 28, 1970  
Auditor's No. 734729  
Purpose: Construct, maintain, etc., an electric transmission line  
Area Affected: Exact location is not disclosed

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jerry E. Herndon and Patricia A. Herndon, and wife  
Recorded: May 14, 1976  
Auditor's No. 834980  
Purpose: Ingress, egress and utility purposes  
Area Affected: As disclosed instrument

Said instrument being given in correction of instrument recorded April 1, 1976, under Auditor's File No. 832634.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Joyce Wiedenhoft, et al  
Recorded: November 29, 1976  
Auditor's No. 846632  
Purpose: Ingress, egress and utilities  
Area Affected: As disclosed instrument

Said easement was amended by instrument dated November 9, 1977, recorded April 28, 1978, as Auditor's File No. 886440.

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Delno M. Crumm and Laura F. Crumm, husband and wife  
Recorded: November 11, 1971  
Auditor's No. 760511  
Purpose: Ingress and egress  
Area Affected: As disclosed instrument

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Karl W. Nevitt  
Recorded: October 13, 1980  
Auditor's No. 8010130011  
Purpose: A 20-foot wide easement for ingress, egress and utilities  
Area Affected: As disclosed instrument

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Richard S. Werner and Joy Werner, husband and wife  
Recorded: March 6, 1990  
Auditor's No. 9003060106  
Purpose: A twenty-foot wide easement for ingress, egress and utilities  
Area Affected: As disclosed instrument

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: August 8, 1990  
Auditor's No. 9008080095  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected: As disclosed instrument

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Thomas N. Thompson and Margaret Thompson,  
husband and wife  
And: John C. Wiegand, Jr., et ux  
Dated: June 30, 1984  
Recorded: July 20, 1984  
Auditor's No.: 8407200041  
Regarding: Road Maintenance and Usage

N. 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: Short Plat No. 92-055  
Recorded: April 13, 1993  
Auditor's No.: 9304130029

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

Recorded: May 5, 1993  
Auditor's No.: 9305050080  
Executed By: Corey John Nibarger and Myra Dawn Nibarger

P. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Corey J. Nibarger and Myra D. Nibarger  
And: Other owners and parties  
Dated: April 30, 1993  
Recorded: May 5, 1993  
Auditor's No.: 9305050081  
Regarding: Road Maintenance

Q. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: December 5, 1994  
Auditor's No.: 9412050100  
Purpose: Road maintenance agreement  
Area Affected: A portion of the described property

R. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 23, 1994  
Auditor's No.: 9408230041  
Regarding: Alternative sewage system installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.