

When recorded return to:
Jacobus M Oschmann and Michelle L Oschmann
1681 Carlson Ave
Erie, CO 80516



201810220047

10/22/2018 11:17 AM 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.: 620036427

CHICAGO TITLE

620036427

STATUTORY WARRANTY DEED

THE GRANTOR(S) Enid S Oates, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jacobus M Oschmann and Michelle L Oschmann, a married couple

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

Lot 5, "The Reserve at Channel Landing Phase II," as per plat recorded on February 20, 2014, under Auditor's File No. 201402200035, records of Skagit County, Washington.
Situate in the City of Anacortes, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P131820 / 6015-000-000-0005

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20184674

OCT 22 2018

Amount Paid \$4,971.20
Skagit Co. Treasurer
By *M. Am* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 17, 2018

Enid S Oates
Enid S Oates

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Enid S Oates 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: October 19, 2018

Martin 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, 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 The Reserve at Channel Landing Phase II:

Recording No: 201402200035

2. 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

3. 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

4. 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

5. 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

EXHIBIT "A"

Exceptions
(continued)

- In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 20, 2008
Recording No.: 200811200113
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 Anacortes Short Plat No. SP-05-006:
- Recording No: 201009210052
8. **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
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.
11. Assessments, if any, levied by The Reserve at Channel Landing Homeowners Association.