



201811060019

11/06/2018 10:33 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Mark Bonenfant and Stephanie Kaufman
17151 Avenida De Santa Ynez
Pacific Palisades, CA 90272

Recorded at the request of:
Guardian Northwest Title
File Number: A116187

Statutory Warranty Deed

A116187

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert Ballow and Ann C. Ballow, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Bonenfant and Stephanie Kaufman, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot B, Survey Auditor's File No. 200504060099, Ptn. Block 281, City of Anacortes

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P122684, 3780-009-011-0500

Dated 11-1-18

Robert Ballow
Robert Ballow

Ann C. Ballow
Ann C. Ballow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184908
NOV 06 2018

Amount Paid \$ 32,490.⁰⁰
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Ballow and Ann C. Ballow, 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: 11-1-18

Printed Name: Edwina A. Carr
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 5/9/19

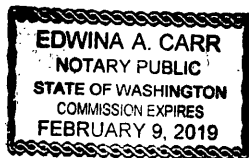


EXHIBIT A

Lot B of Survey recorded on April 6, 2005, under Auditor's File No. 200504060099, being a portion of Block 281 and vacated 2nd Street, "City of Anacortes", recorded in Volume 2 of Plats, pages 4 to 7, records of Skagit County, Washington; TOGETHER WITH the adjoining tidelands in Tract No. 10 of Plate No. 9, Anacortes Tidelands, lying within said Lot B.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the East 20 feet of Lots C and D of said Survey, recorded on April 6, 2005, under Auditor's File No. 200504060099.

Situate in the County of Skagit, State of Washington.

Exhibit B**EXCEPTIONS:**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of the City of Anacortes
Recorded: July 3, 1891
Auditor's No.: Volume 2 of Plats, Pages 4 through 7

B. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

C. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Recorded: May 26, 1978
Auditor's No.: 880284
Purpose: Excavating and constructing, installing, repairing, maintaining and replacing underground trunk and/or lateral sewers, manholes, pump houses, pumps and any and all other sewer appurtenances, with full right of ingress and egress
Area Affected: As disclosed in instrument

E. 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: Survey for Kathie Crabb
Recorded: March 14, 2003
Auditor's No.: 200303140220

F. 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: Survey for Aialik Bay Partners
Recorded: April 6, 2005
Auditor's No.: 200504060099

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

Dated: September 27, 2005
Recorded: September 29, 2005
Auditor's No.: 200509290040
Executed By: Aialik Bay Partners

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Declaration Dated: January 19, 2006
Recorded: January 20, 2006
Auditor's No.: 200601200122

H. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: William T. Langjahr and Darith Mae Langjahr
Recorded: January 20, 2006
Auditor's No.: 200601200123
For: Access and utilities/sewer
Affects: As disclosed in instrument

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

Recorded: September 29, 2005
Auditor's No.: 200509290117
Purpose: Sewer and utilities
Area Affected: As disclosed in instrument

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

Recorded: March 31, 2006
Auditor's No.: 200603310115
Purpose: Access and utilities
Area Affected: As disclosed in instrument

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

Recorded: April 5, 2006
Auditor's No.: 200604050029
Executed By: Aialik Bay Partners

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

Recorded: August 1, 2014
Auditor's No.: 201408010049
Executed By: Aialik Bay LLC, et al

Including the terms and provisions of Settlement Agreement filed on July 31, 2014, under Skagit County Cause No. 08-2-01623-7.

M. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of the City of Anacortes
Recorded: July 3, 1891
Auditor's No.: Volume 2 of Plats, Pages 4 through 7

N. Reservations contained in deed from the State of Washington, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.