



201811270002

11/27/2018 10:18 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
James H. Neece and Virginia P. Neece
2720 Coho Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: A116776

Statutory Warranty Deed

A116776
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William V. Bouic, Jr. and Janice M. Bouic, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James H. Neece and Virginia P. Neece, a married couple taking title as Joint Tenants with Rights of Survivorship and not as Tenants in Common the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P126710, 4941-000-003-0000

Lot 3, "The Woods at Sunset Cove," as approved October 15, 2007, recorded October 17, 2007 under Auditor's File No. 200710170081, records of Skagit County, Washington.

Situate in the City of Anacortes, 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 November 26, 2018William V. Bouic, Jr.

William V. Bouic Jr.

Janice M. Bouic

Janice M. Bouic

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

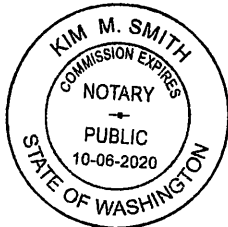
2018 5162

NOV 27 2018

Amount Paid \$ 8,833.⁸⁰
Skagit Co. Treasurer
By mdm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William V. Bouic Jr. and Janice M. Bouic, 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: 11-26-18

Kevin M. Smith
Printed Name: Anacortes Escrow
Notary Public in and for the State of Washington
Residing at Mallett Vernon
My appointment expires: 10-6-2020

Exhibit A**EXCEPTIONS:****A. RESERVATION CONTAINED IN DEED:**

Executed by: Walton Lumber Company
Recorded: August 29, 1962
Auditor's No.: 625661

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Chaffey Homes Incorporated
Recorded: February 8, 2007
Auditor's No. 200702080104
Purpose: Storm water drainage swale and associated drainage features

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: February 8, 2007
Auditor's No. 200702080106
Purpose: See document attached

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: June 7, 2007
Recorded: June 18, 2007
Auditor's No.: 200706180162
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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

Recorded: October 17, 2007
Auditor's No.: 200710170080
Executed By: Chaffey North LLC

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: The Woods at Sunset Cove
Recorded: October 17, 2007
Auditor's No.: 200710170081

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name:	Survey
Recorded:	May 19, 2008
Auditor's No.:	200805190128
Affects:	Parcel "C"