



201902150072

02/15/2019 03:32 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:

Robert William Taylor and Alison Patrice Taylor
3811 Lake Washington Boulevard North
Renton, WA 98056

STATUTORY WARRANTY DEED 19-1360
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Shannon Scott, dba Scott Estate Services as Trustee of Virginia Mottl Credit Trust dated June 2, 2007

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Robert William Taylor and Alison Patrice Taylor, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Ptn Lots 6-8, Block 101, Northern Pacific Addition TGW Abandoned RR ADJ

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): P58162 & 3809-101-008-0005 & P31693 & 350123-0-002-0702 & P100915 & 350123-0-016-0100

Dated: Feb. 15, 2019

Virginia Mottl Credit Trust

By: Shannon Scott, Trustee
Shannon Scott dba Scott Services as, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019516
FEB 15 2019

Amount Paid \$ 18,481.40
Skagit Co. Treasurer
By mm Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1360-KS

Page 1 of 7

STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on 15 day of February, 2019 by Shannon Scott dba Scott Estate Services as Trustee of the Virginia Mottl Credit Trust, dated June 6, 2007.

Dated: 15 day of February, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires:
10-6-2020



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2614 Oakes Avenue, Anacortes, WA 98221

Tax Parcel Number(s): P58162 & 3809-101-008-0005 & P31693 & 350123-0-002-0702 & P100915 & 350123-0-016-0100

Property Description:

PARCEL A:

The West 15 feet of Lot 6, all of Lot 7 and Lot 8, less the West 5 feet thereof, Block 101, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 101 of said plat;
Thence North 21°36'44" West along the Westerly line of said Block 101, a distance of 175.00 feet to the Northwest corner of said Block 101;
Thence North 71°37'54" East, a distance of 65.09 feet to the true point of beginning;
Thence North 21°36'44" West, a distance of 149.05 feet;
Thence North 71°17'58" East, a distance of 70.08 feet;
Thence South 21°36'44" East, a distance of 149.45 feet to a point on the North line of said Block 101;
Thence South 71°37'54" West along the North line of said Block 101, a distance of 70.10 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Loren D. Welch, et ux, by that certain Quit Claim Deed recorded June 29, 1988, under Auditor's File No. 8806290024, records of Skagit County, Washington.

Tract RR:

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East of the Willamette Meridian, and all that part of Tract 1, Plate 7, in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the initial point of said Tract 1 of Section 23;
Thence West 305 feet;
Thence South 70°44' West 855 feet;
Thence South 23° East 112 feet;
Thence North 69°10' East, 136 feet;
Thence North 70°53' East 533.5 feet;

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1360-KS

Page 3 of 7

Thence North $73^{\circ}12'$ East 444 feet;
Thence North $17^{\circ}45'$ East 32 feet to beginning.

EXCEPTING and EXCLUDING from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;
Thence South $17^{\circ}45'$ West, 32 feet;
Thence South $73^{\circ}12'$ West, 444 feet;
Thence South $70^{\circ}53'$ West, 533 $\frac{5}{10}$ feet;
Thence South $69^{\circ}10'$ West, 136 feet;
Thence North 22° , no minutes West, 40 feet;
Thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North $17^{\circ}45'$ East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;
Thence South $17^{\circ}45'$ West, 66 feet to the place of beginning.

(Note: Said Welch tract partially or wholly adjoins Lots 6, 7 and 8 in Block 101, Northern Pacific Addition to Anacortes, in Volume 2 of Plats, page 9, records of Skagit County, Washington).

Situated in Skagit County, State of Washington.

EXHIBIT B
19-1360-KS

1. 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: Plat of Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Volume 2 of Plats, Page 9

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".

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

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President

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

Recorded: June 5, 1959
Auditor's No.: 581366
Purpose: Height restriction of structures and horticulture
Area Affected: Parcel A (as described in instrument)

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ebbtide Processing, Inc.
Recorded: September 11, 1987
Auditor's No. 8709110002
Purpose: Vehicular ingress, egress and parking
Affects: Parcel B

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Anton M. Lovric and Florence F. Lovric, husband and wife
Recorded: September 11, 1987
Auditor's No. 8709110003
Purpose: Vehicular ingress, egress and parking
Area Affected: Parcel B

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Bradley R. Paulson and Marjorie A. Paulson
Recorded: September 11, 1987
Auditor's No. 8709110004

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1360-KS

Page 5 of 7

Purpose: Vehicular ingress, egress and parking
Area Affected: Parcel B

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Anton M. Lovric and Florence F. Lovric, husband and wife
Recorded: December 15, 1987
Auditor's No. 8712150034
Purpose: Ingress, egress, roadway parking, storage and utilities
Area Affected: Parcel B

8. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ebbtide Processing, Inc.
Recorded: December 15, 1987
Auditor's No. 8712150035
Purpose: Ingress, egress, roadway, parking, storage and utilities
Area Affected: Parcel B

9. Provisions and matters regarding a boundary line adjustment set forth on document recorded June 29, 1988 under Auditor's File No. 8806290024.

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

Executed By: Burlington Northern Railroad Company
Recorded: September 11, 1987
Auditor's No.: 8709110001
As Follows: Excepting and Reserving, however, unto said Grantors, its successors and assigns, all of the coal, oil, gas, casinghead, gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove, and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.
Affects: Parcel B

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

Executed By: Anacortes Property Owners Association, a Washington corporation
Recorded: June 29, 1988
Auditor's No.: 8806290023
As Follows: Excepting and Reserving, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove, and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.
Affects: Parcel B

12. Provisions and matters regarding a boundary line adjustment set forth on document recorded March 18, 1992 under Auditor's File No. 9203180111. (Affects: Parcel C)

13. 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

Statutory Warranty Deed
LPB 10-05

PLAT/SHORT PLAT/SURVEY:

Name: Survey of B.N.R.R. Right of Way
Recorded: February 8, 1989
Auditor's No.: 8902080018

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

15. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

16. 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.