


When recorded return to:
Jaime Marie Hammer and Paul Stephen Hammer
4108 Marine Heights Way
Anacortes, WA 98221


201903290100
03/29/2019 01:55 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036154

CHICAGO TITLE
620036154

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joni J. Parks, 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 Jaime Marie Hammer and Paul Stephen Hammer, a married couple

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

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

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

Lot(s): 33 MARINE HEIGHTS

Tax Parcel Number(s): P111771 / 4695-000-033-0000,

Subject to:

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

20191135
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2019

Amount Paid \$ 20,653.00
By  Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 25, 2019

Joni J. Parks
Joni J. Parks

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joni J. Parks 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: March 26, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 7-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111771 / 4695-000-033-0000

Lot 33, Plat of Marine Heights, as per plat recorded in Volume 16 of plats, pages 173 through 175, inclusive, records of Skagit County, Washington.

EXCEPT the South 4 feet thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 14, 1977
 Auditor's No(s): 858311, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

2. 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 Marine Heights:

 Recording No: 9707220058

3. 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: July 30, 1997
 Recording No.: 9707300089

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: August 5, 1997
 Recording No.: 9708050055

4. 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: Marine Heights Association
 Recording Date: July 30, 1997 and August 5, 1997
 Recording No.: 9707300089 and 9708050089

5. 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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: September 13, 1999
Recording No.: 199909130145

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 9, 2002, December 3, 2003, April 18, 2005 and July 8, 2005
Recording No.: 200210090113, 200312030076, 200504180011 and 200507080161

6. 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: Marine Heights Association
Recording Date: September 13, 1999
Recording No.: 199909130145

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.
9. Assessments, if any, levied by Marine Heights Association.