

When recorded return to:
Dave W. Rice and Carolyn A. Rice
11986 Marine Drive
Anacortes, WA 98221



201904020034

04/02/2019 01:23 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037649

CHICAGO TITLE

020037649

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth L Orme, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dave W. Rice and Carolyn A. Rice, 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 2, SCLP

Tax/Map ID(s): PL-01-0902; being ptn. SW 35-35-1

Tax Parcel Number(s): P119112 / 3972-000-099-0600.

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191173

APR 02 2019

Amount Paid \$ 12465.00

Skagit Co. Treasurer

By Deputy

BI

STATUTORY WARRANTY DEED
(continued)

Dated: March 28, 2019

Elizabeth L Orme
Elizabeth L Orme

me Oregon
State of ~~WASHINGTON~~ Oregon
County of ~~SKAGOT~~ Clackamas

I certify that I know or have satisfactory evidence that Elizabeth L Orme 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: April 1, 2019

Megan Iwami
Name: Megan Iwami

Notary Public in and for the State of OregonResiding at: Clackamas, OR 97015My appointment expires: MARCH 06, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119112 / 3972-000-099-0600

Lot 2, Skagit County Short Plat No. PL-01-0902, approved April 17, 2002, and recorded April 17, 2002, under Auditor's File No. 200204170072, records of Skagit County, Washington; being a portion of Tract E of Rancho San Juan Del Mar, Subdivision No. 1, and Lot 11, Skagit County Short Plat No. 6-90, recorded in Volume 9 of Short Plats, Page 326.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Declaration of Covenant and the terms and conditions thereof:

Recording Date: January 31, 1990
Recording No.: 9001310074
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line.
Recording Date: June 14, 1990
Recording No.: 9006140070
Affects: As described therein
3. Agreement and the terms and conditions thereof:

Between: Larry Bughi
And: Skagit County
Recording Date: February 21, 1991
Recording No.: 9102210047
Regarding: Construction of a tramway system to provide beach access
4. 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: March 12, 1991
Recording No.: 9103120031

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 14, 2000
Recording No.: 200008140165
5. 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: Ocean View Estate Association
Recording Date: March 12, 1991
Recording No.: 9103120031

EXHIBIT "B"Exceptions
(continued)

6. 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 Short Plat No. 6-90:

Recording No: 9103120066

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 Skagit County Short Plat No. PL-01-0902:

Recording No: 200204170072

8. Protected Critical Area Easement and the terms and conditions thereof:

Recording Date: April 17, 2002
Recording No.: 200204170073

9. Maintenance Agreement and the terms and conditions thereof:

Between: David Rice
And: TM Construction
Recording Date: August 22, 2005
Recording No.: 200508220048
Regarding: Septic system

10. 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: January 2, 2007
Recording No.: 200701020098

11. Latecomers Agreement No. 2008-0001 and the terms and conditions thereof:

Recording Date: June 5, 2008

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200806050007

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Ocean View Estates Association.