



201905290139

05/29/2019 03:41 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Ramses N. Leon and Ariel L. Leon
4820 Woodside Drive
Anacortes, WA 98221

STATUTORY WARRANTY DEED

19-1943

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Jeffery Adkins and Dana K. Adkins, a married couple, ,

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

in hand paid, conveys, and warrants to Ramses N. Leon and Ariel L. Leon, a married couple

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: Lot 24 Parkside

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): P99124 & 4552-000-024-0003

Dated: 5/24/19

Jeffery Adkins
Jeffery Adkins

Dana K. Adkins
Dana K. Adkins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192020
MAY 29 2019

Amount Paid \$ 14,725.00
Skagit Co. Treasurer
By Ma Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1943-KS

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STATE OF CALIFORNIA
COUNTY OF Shasta

I certify that I know or have satisfactory evidence that Jeffery Adkins and Dana K. Adkins are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28 day of May, 2019

Kean M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4820 Woodside Drive, Anacortes, WA 98221
Tax Parcel Number(s): P99124 & 4552-000-024-0003

Property Description:

Lot 24, PLAT OF PARKSIDE, ACCORDING TO THE PLAT thereof recorded in Volume 14 of Plats, Pages 170 through 174, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1943-KS

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EXHIBIT B

EXCEPTIONS

File No.: 19-1943-KS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 6, 1990, as Auditor's File No. 9009060042.
11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Puget Sound Development, a Partnership, recorded May 30, 1991 as Auditor's File No. 9105300048.

Said covenants were amended by document recorded under Auditor's File Nos. 9202060046, 200005260127 (a rerecording of 199909160014), 200108310164 and 201408220089.

12. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 78125, 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.
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 plat/short plat/survey named Parkside recorded March 25, 1991 as Auditor's File No. 9103250003.
14. Regulatory notice/agreement regarding Right To Manage Natural Resource Land that may include covenants, conditions and restrictions affecting the subject property, recorded May 1, 2018 as Auditor's File No. 201805010066 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.