

When recorded return to:  
James C. Hamilton and Patricia J. Pirnack  
213 Hamilton Drive  
Eastsound, WA 98245



**201906070037**

06/07/2019 11:42 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037793

**CHICAGO TITLE**  
620037793

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet Macready, 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 James C. Hamilton and Patricia J. Pirnack, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOTS 20 AND 21, PLAT OF CRATER LAKE BEACH CLUB, DIV. NO. 1, ACCORDING TO THE  
PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 51 AND 52, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P64675/ 3892-000-021-0000, P64674/ 3892-000-020-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192181  
JUN - 7 2019

Amount Paid \$ 3298.00  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 30, 2019

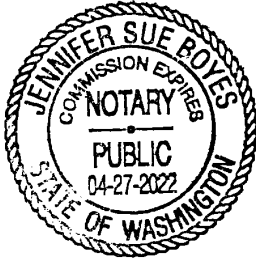
Janet Macready  
Janet Macready

State of WASHINGTON  
County of ~~SKAGIT~~ King  
938

I certify that I know or have satisfactory evidence that Janet Macready 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: 06-05-19

Jennifer Sue Boyce  
Name: Jenn. For Sue Boyce  
Notary Public in and for the State of WA  
Residing at: King County  
My appointment expires: 04-27-22



**EXHIBIT "A"**

## Exceptions

1. 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 Plat of Crater Lake Beach Club, Div. No. 1 in Volume 8 of Plats, Pages 51 and 52:

Recording No: 636994

2. 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: June 27, 1963

Recording No.: 637723

3. Provisions contained in the articles of incorporation and bylaws of Crater Lake Development Company, including any liability to assessment lien.

4. 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 system  
Recording Date: August 7, 1979  
Recording No.: 7908070031  
Affects: Portion of Lot 21

5. 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: Underground electric transmission and/or distribution system  
Recording Date: September 5, 1979  
Recording No.: 7909050009  
Affects: Portion of Lot 20

6. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: March 10, 2009  
Recording No.: 200903100088

**EXHIBIT "A"**

Exceptions  
(continued)

7. Reasonable Use Exception Determination and the terms and conditions thereof:

Recording Date: May 15, 2009  
Recording No.: 200905150094

8. Assessments, if any, levied by Crater Lake Development Company.  
9. City, county or local improvement district assessments, if any.