

When recorded return to:  
Clayton D. Beagle and Diana L. Beagle  
5414 Tenneson Rd  
Sedro Woolley, WA 98284



**201906100062**

06/10/2019 11:25 AM 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.: 620038366

**CHICAGO TITLE**  
620038366

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karen Thompson, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Clayton D. Beagle and Diana L. Beagle, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 21, "PLAT OF JANICKI COVE, DIV. NO. 1", ACCORDING TO THE PLAT RECORDED IN  
VOLUME 10 OF PLATS, PAGES 1, 2 AND 3, RECORDS OF SKAGIT COUNTY, STATE OF  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Abbreviated Legal: (Required if full legal not inserted above.) 2019 2224

JUN 10 2019

Tax Parcel Number(s): P77734 / 4185-000-021-0004

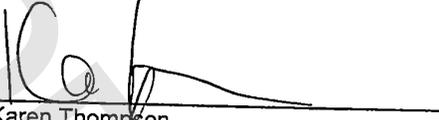
Amount Paid \$948.<sup>40</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: June 3, 2019

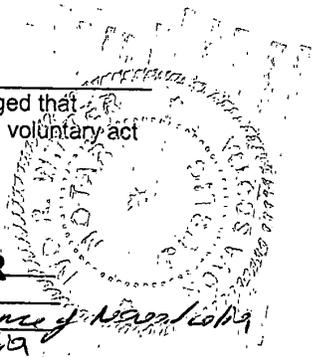
  
Karen Thompson

Province  
State of Nova Scotia, Canada  
village of Arichat,

I certify that I know or have satisfactory evidence that  
KAREN RAE THOMPSON  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 5, 2019

  
**IVO R. WINTER**  
Name: IVO R. WINTER  
Notary Public in and for the State of Province of Nova Scotia  
Residing at: ARICHAT, NOVA SCOTIA  
My appointment expires: DOES NOT EXPIRE!



UNREGISTERED DOCUMENT

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: December 2, 1971  
 Auditor's No.: 761394, records of Skagit County, WA  
 In favor of: Public Utility District No. 1 of Skagit County, Washington  
 For: Pipe or pipes, line or lines for the transportation of water
  
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 Janicki Cove, Division One:  
  
 Recording No: 754410
  
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
 Recorded: June 22, 1971  
 Auditor's No.: 754357, records of Skagit County, WA
  
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: April 27, 1916; March 24, 1917 and June 16, 1918  
 Auditor's Nos.: Volumes 102, 106 and 110 of Deeds, Pages 560, 292 and 408  
 In favor of: Northern Pacific Railway Company  
 For: Construction and maintenance of dikes and placing and maintaining riprapping
  
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: December 16, 1964  
 Auditor's No.: 659838, records of Skagit County, WA  
 In favor of: State of Washington  
 For: 10 feet walking right-of-way only
  
6. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: April 25, 1950  
 Auditor's No.: 444378, records of Skagit County, WA  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: 20 foot strip of shorelands
  
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the

**EXHIBIT "A"**Exceptions  
(continued)

body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: June 22, 1971

Auditor's No(s): 754357, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: November 8, 1982 December 10, 1983, November 27, 1989 and June 18, 1992

Auditor's No(s): 8211080032, 8301210004, 8911170078 and 9206180005, records of Skagit County, Washington

9. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: April 20, 1970

Auditor's No.: 738078, records of Skagit County, WA

In favor of: Simpson Timber Company

For: Road right-of-way

Affects: 40 foot right-of-way as shown on the face of said plat

10. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: September 14, 1970

Auditor's No.: 743413, records of Skagit County, WA

In favor of: City of Sedro-Woolley

For: Construction, maintenance and operation of sewer pipe lines, together with right of ingress and egress

11. Easement and Agreement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 10, 2004

Auditor's No(s): 200405100172, records of Skagit County, Washington

In favor of: Comcast of Washington IV, Inc.

For: Service/Access Agreement

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit Valley Telephone Company

Purpose: Telephone pole line and accessories

Recording Date: April 12, 1965

Recording No.: 664710

**EXHIBIT "A"**Exceptions  
(continued)

13. 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: Transmission line  
Recording Date: October 6, 1971  
Recording No.: 758922
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1  
Purpose: Pipe line  
Recording Date: December 2, 1971  
Recording No.: 761393
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Sedro Woolley  
Purpose: Sewer line together with right of ingress and egress  
Recording Date: July 10, 1972  
Recording No.: 770819
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Janicki Cove non profit corporation.