


When recorded return to:
Katherine Playford & Richard Bowker
7008 Sunrise Estates DR
Anacortes, WA 98221


201907090077
07/09/2019 01:45 PM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620038103

Escrow No.: 620038103

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell R. Pittis and Katherine T. Pittis, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Katherine A Playford and Richard H Bowker, 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): 1 through 6 Block: 123 GIBRALTER

Tax Parcel Number(s): P73611/4109-123-016-0004,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2827
JUL 09 2019

Amount Paid \$ 11,557.20
By *HB* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 3, 2019

Russell R. Pittis
Russell R. Pittis
Katherine T. Pittis
Katherine T. Pittis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Russell R. Pittis and Katherine T. Pittis 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 this instrument.

Dated: July 8, 2019
Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/22



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73611/4109-123-016-0004

Parcel A:

Lots 1 through 16, inclusive, Block 123, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Parcel B:

Non-exclusive road access and utility easement shown as Parcel "B" in record of Survey recorded December 2, 1999, under Auditor's File No. 199912020055 and described on Exhibit "E" of Easement Agreement recorded March 31, 2008, under Auditor's File No. 200803310115.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: December 6, 1996
Recording No.: 9612060060
2. Lot Certification including the terms, covenants and provisions thereof
Recording Date: March 29, 2006
Recording No.: 200603290103
3. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: December 2, 1999
Recording No.: 199912020055
4. Non-Exclusive Road Access and Utility Easement Agreement including the terms, covenants and provisions thereof
Recording Date: March 31, 2008
Recording No.: 200803310115
Amended by Recording No. 201611210043
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, for maintenance as per Agreement for road and utilities as recorded March 31, 2008, under Auditor's File No. 200803310115.
7. City, county or local improvement district assessments, if any.