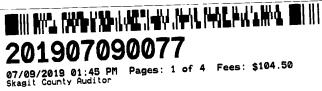
### When recorded return to: Katherine Playford & Richard Bowker 7008 Sunrise Estates DR Anacortes, WA 98221



Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620038103

CHICAGO TITLE 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 20192827 JUL 0.9 2019

Amount Paid \$ 11, 557. 20 Skagit Co. Treasurer Deputy

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 04.26.19

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WA-CT-FNRV-02150.620019-620038103

# STATUTORY WARRANTY DEED

(continued)

Dated: July 3, 2019

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:

Name: JUNITH A- WILLIAM
Notary Public in and for the State of IA
Residing at: OTAN WOOD

Resident expires: 101291



# **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

 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.