



201907090085

07/09/2019 02:48 PM Pages: 1 of 6 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Jay L. Henniger and Deeann M. Henniger
2955 Graceland Way
Glendale, CA 91206

STATUTORY WARRANTY DEED

THE GRANTOR(S) James W. Fox and Rebecca J. Fox, husband and wife, **GUARDIAN NORTHWEST TITLE CO.**

19-2529

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jay L. Henniger and Deeann M. Henniger, husband and wife

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:
PTN Gov. Lot 3, 8-34-2 E W.M.

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): P20113 & 340208-0-004-0105

Dated: 7/2/19

James W. Fox
James W. Fox

Rebecca J. Fox
Rebecca J. Fox

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192829
JUL 09 2019

Amount Paid \$ 18,695.00

Skagit Co. Treasurer
By HB Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2529-KS

Page 1 of 6

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James W. Fox and Rebecca J. Fox 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: 2 day of July, 2019

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020

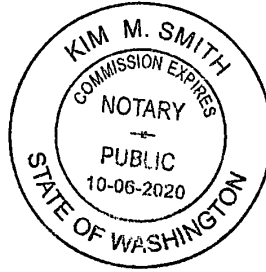


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 13995 Gibraltar Road, Anacortes, WA 98221
Tax Parcel Number(s): P20113 & 340208-0-004-0105

Property Description:

The South 75 feet of Government Lot 3, Section 8, Township 34 North, Range 2 East, W.M., EXCEPT County Road along the West Side thereof.

TOGETHER WITH that portion of the Tidelands of the Second Class lying between the Easterly extension of the Northerly and Southerly lines thereof and lying within the boundaries of the following described tract:

Beginning at the meander corner to Sections 8 and 17, Township 34 North, Range 2 East, W.M.;

- thence North 15° East 9.697 chains;
- thence South 75° East 2.727 chains;
- thence North 63° 45' East 2.977 chains;
- thence South 02° 43' West 22.214 chains;
- thence South 7° 19' East 17.942 chains;
- thence South 4° 30' West 5 chains;
- thence South 17° 47' West 32.75 chains;
- thence South 50° 30' West 18 chains;
- thence North 39° 30' West 4.545 chains;
- thence North 50° 30' East 18 chains;
- thence North 32° 30' East 4 chains;
- thence North 6° East 9.00 chains;
- thence North 22° 30' East 17 chains;
- thence North 4° 30' East 5 chains;
- thence North 15° West 17 chains;
- thence North 6° West 13.60 chains to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

19-2529-KS

1. 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.

2. (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.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. 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)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

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

6. 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)

7. 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)

8. 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)

9. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 226978, 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.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved by deed referred to above.

10. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing,

Statutory Warranty Deed
LPB 10-05

boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state (affects all of the premises subject to such submergence.)

11. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

12. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Dated: January 7, 1982

Recorded: February 2, 1982

Auditor's No.: 8202020015

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

Area Affected: The North 10 feet of the West 15 feet of the subject property

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 Survey for Ian and Catherine Sayre recorded November 16, 1989 as Auditor's File No. 8911160067.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

14. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 8, 2004

Auditor's No.: 200412080154

15. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 13, 2009

Auditor's No.: 200905130084

Regarding: Protected Critical Area Site Plan

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.

16. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 14, 2009

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2529-KS

Page 5 of 6

Auditor's No.: 200905140079

Regarding: Notice of On-Site Sewage System Maintenance Agreement Requirement

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.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2529-KS

Page 6 of 6