

**When recorded return to:**

Matt & Kara Simmons  
7222 Muriel Lane  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4828

Nov 01 2019

Amount Paid \$3654.00  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040324

**CHICAGO TITLE**

020040324

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wendell James Phillips and Kathleen S. Phillips, 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 Matt Simons and Kara Simons, 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): 8 5 Acre Parcel Map No. 115-76; being ptn NW 8-35-2

Tax Parcel Number(s): P32824 / 350205-0-002-3605

Subject to:

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

# STATUTORY WARRANTY DEED (continued)

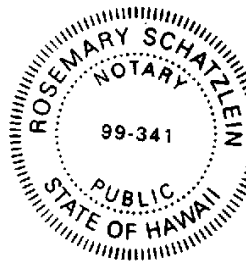
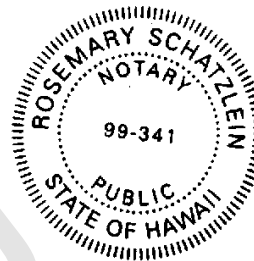
Dated: October 30, 2019

Wendell James Phillips  
Wendell James Phillips  
Kathleen S. Phillips  
Kathleen S. Phillips

State of ~~WASHINGTON~~ HAWAII  
County of ~~SKAGIT~~ HAWAII

I certify that I know or have satisfactory evidence that Wendell James Phillips and Kathleen S. Phillips 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: OCT. 31, 2019  
Name: ROSEMARY SCHATZLEIN  
Notary Public in and for the State of HAWAII  
Residing at: KONA, HI  
My appointment expires: 07/07/2022



NOTARY CERTIFICATION  
Doc. Date: 10-30-2019 # Pages: 5  
Name: Rosemary Schatzlein - Third Circuit  
Doc. Description: \_\_\_\_\_  
Notary Signature: \_\_\_\_\_ Date: 10-31-2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P32824 / 350205-0-002-3605**

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Tract 8, of that certain (5) acre parcel map No.. 115-76, entitled CARMELO ESTATES, approved September 9, 1977 and recorded September 15, 1977 in Volume 2 of Short Plats, page 123 and 124 under Recording No. 864778, records of Skagit County, being a portion of the Northwest 1/4 of Section 8, and the Southwest 1/4 of Section 5, all in Township 35 North, Range 2 East W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

1. Declaration of Easement including the terms, covenants and provisions thereof  
Recording Date: September 26, 1975  
Recording No.: 824056
2. Dedication of Easement including the terms, covenants and provisions thereof  
Recording Date: June 2, 1976  
Recording No.: 836154
3. 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 SQUARE HARBOR 20 ACRE TRACTS:  
  
Recording No: 836155
4. Covenants, conditions and restrictions, **contained in Contracts**, 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: September 3, 1974  
Recording No.: 806702  
  
Recording Date: October 12, 1976  
Recording No.: 844086  
  
Recording Date: October 12, 1976  
Recording No.: 844067
5. 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 SKAGIT COUNTY SHORT PLAT NO. 115-76:  
  
Recording No: 864778

**EXHIBIT "B"**

**Exceptions  
(continued)**

6. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: April 12, 2007  
Recording No.: 200704120125
7. 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 line  
Recording Date: April 16, 2007  
Recording No.: 200704160153
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Guemes Island Water Company.
10. City, county or local improvement district assessments, if any.