

When recorded return to:
Matt Simons and Kara Simons
7222 Muriel Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4829
Nov 01 2019
Amount Paid \$94.00
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.: 620040325

CHICAGO TITLE
620040325

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wendell J. 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): Ptn. Lot 38, Block 1, HOLIDAY HIDEWAY NO 1

Tax Parcel Number(s): P65718 / 3926-001-038-0009

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: October 30, 2019

Wendell J. Phillips
Wendell J. 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 J. 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: 07/01/2023

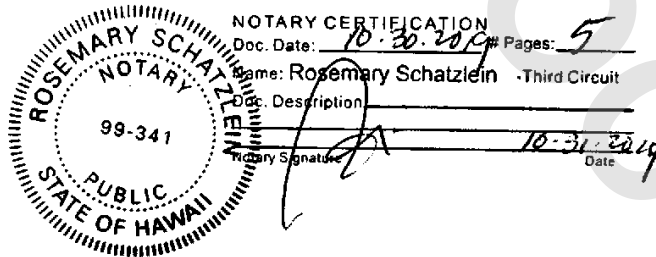
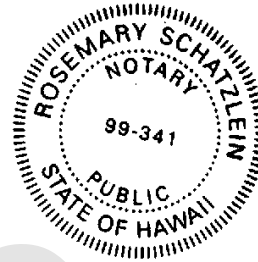


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65718 / 3926-001-038-0009

That portion of Lot 38, Block 1, lying within Section 8, Township 35 North, Range 2 East, W.M. in Plat of HOLIDAY HIDEAWAY NO. 1, according to the plat recorded in Volume 8 of Plats, pages 36 to 42, inclusive, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 HOLIDAY HIDEAWAY NO. 1:

Recording No: 625483

2. Covenants, conditions and restrictions 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: February 23, 1989

Recording No.: 8902230048

Modification(s) of said covenants, conditions and restrictions

Recording Date: march 2, 1990

Recording No.: 9003020121

Being a re-recording of Recording No. 9001230041

3. Subject to exceptions and reservation of mineral rights, fossils, etc., including the terms, covenants and provisions thereof

Recording No.: Volume 68, 90 and 101 of Deeds pages 633, 267 and 113

4. Matters relating to Holiday Hideaway County Club including the terms, covenants and provisions thereof

Recording Date: March 29, 1982

Recording No.: 8203290018

Recording Date: March 29, 1982

Recording No.: 8203290019

5. Agreement regarding supply of water including the terms, covenants and provisions thereof

Recording Date: September 18, 1979

Recording No.: 7909180052

EXHIBIT "B"**Exceptions
(continued)**

6. Declaration of Easement for Private Roadway including the terms, covenants and provisions thereof
- Recording Date: April 10, 1969
Recording No.: 725226
7. Covenants, conditions and restrictions contained in Deeds 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: February 15, 1968
Recording No.: 710270
- Recording Date: January 15, 1969
Recording No.: 722327
8. BYLAWS of Holiday Hideaway Association including the terms, covenants and provisions thereof
- Recording Date: March 24, 2015
Recording No.: 201503240074
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.