



201912190129

12/19/2019 03:50 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Michelle Kindall and Scott Kindall

STATUTORY WARRANTY DEED

14-361D

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Joseph L. Andrews and Jennifer B. Andrews, a married couple

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Michelle Kindall and Scott Kindall, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

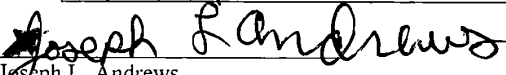
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

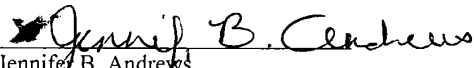
Abbreviated legal description:
PTN LT 7, Skagit Beach No. 1

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): P69417 & 4008-000-007-0007

Dated: 12-16-19


Joseph L. Andrews


Jennifer B. Andrews

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201912190129
DEC 19 2019

Amount Paid \$ 11,352.50
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3610-KS

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STATE OF
COUNTY OF

I certify that I know or have satisfactory evidence that Joseph L. Andrews and Jennifer B. Andrews 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: 16 day of December, 2019

Roman
Signature

Public Notary
Title

My appointment expires: Do not expires
Lic. number: 20,640
AFF: -255-



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 14912 Channel Drive, La Conner, WA 98257
Tax Parcel Number(s): P69417 & 4008-000-007-0007

Property Description:

The Northerly Half of Lot 7, Skagit Beach No. 1, according to the plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

19-3610-KS

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19 of Skagit County

Recorded: July 17, 1973

Auditor's No.: 638435 (and other documents of record)

Purpose: Ingress and egress

Area Affected: Exact location undisclosed on the record

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: July 17, 1973

Auditor's No.: 642421

In Favor of: Skagit Drainage District No. 19

Purpose: Dike maintenance, water storage and drainage

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit Beach No. 1

Recorded: June 19, 1964

Auditor's No.: 652085

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".

4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 3, 1966

Recorded: June 9, 1966

Auditor's No.: 683921, 683922 and 683923

Executed By: Skagit Properties, Inc.

Said covenants are similarly though not identically worded.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED:

Declaration Dated: June 3, 1968

Recorded: June 13, 1968

Auditor's No.: 714706

Executed By: Skagit Properties Company

5. 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, 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

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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.)

6. 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.

7. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Swinomish Channel.

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

Recorded: May 17, 2017

Auditor's File No.: 201705170021

Regarding: Skagit County Right-To-Manage Natural Resource Lands Disclosure

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.