

POOR ORIGINAL



202001160048

01/16/2020 01:33 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Khodayar Nourizadeh and Jaime L. DeYoung
3516 West 8th Place
Anacortes, Wa. 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-3776

THE GRANTOR(S) C.L. PITCHFORD HOLDINGS, LLC, a Washington limited liability company, 3713 West 10th Street, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Khodayar Nourizadeh and Jaime L. DeYoung, 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. Lots 18- 20, Block 914, NORTHERN PACIFIC ADD.

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): P58638 & 3809-914-020-0047

Dated: January 14, 2020

C L Pitchford Holdings LLC, a Limited Liability Company

By: Cheryl S. Pitchford, Manager
Cheryl L. Pitchford, Manager
cop

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020159
JAN 16 2020

Amount Paid \$ 2020159
By Skagit Co. Treasurer
Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF ISLAND

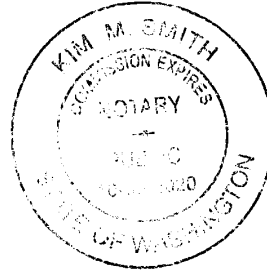
I certify that I know or have satisfactory evidence that Cheryl L Pitchford is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of C L Pitchford Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 14 day of January, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3516 West 8th Place, Anacortes, WA 98221
Tax Parcel Number(s): P58638 & 3809-914-020-0047

Property Description:

Lot 18, EXCEPT the Easterly 10 feet thereof, all of Lot 19 and Lot 20, EXCEPT the Westerly 5 feet of said Lot 20, Block 914, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

TOGETHER WITH the Southerly 13 feet of vacated West 7th Street adjacent thereto which attached by operation of law.

(Also known as Lot 6 of that certain Survey recorded September 9, 1987, under Auditor's File No. 8709090023, in Volume 7 of Surveys, page 100, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-3776-SJ

1. 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 Plat of Northern Pacific Addition to Anacortes recorded March 4, 1891, in Volume 2 of Plats, Page 9, official records of Skagit County.

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".

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Company, a limited partnership, recorded November 24, 1954, as Auditor's File No. 509693.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 11, 1986, as Auditor's File No. 8607110077.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation

Dated: June 24, 1987

Recorded: July 16, 1987

Auditor's No.: 8707160047

Purpose: Pipelines for the transportation of oil, gas and the products thereof.

Area Affected: A 10 foot wide strip of land the exact location of which is not disclosed on the record.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 16, 1987, as Auditor's File No. 8712160034.

6. 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 Ed Hawkings recorded September 9, 1987 as Auditor's File No. 8709090023.

7. 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 Ed Hawkings recorded July 29, 1993 as Auditor's File No. 9307290082.

8. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Edward E. Hawkins, as his separate estate

Recorded: April 5, 1990

Auditor's No.: 9004050068

As Follows:

That Grantor herein reserves unto himself, his heirs and/or assigns, a non-exclusive easement for utility purposes 10 feet in width, 5 feet on each side of the following described centerline;

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Beginning at a point on the East line of the subject property that is 15 feet South of the Northeast corner thereof; thence Southwesterly in a straight line to a point on the West line of said property that is 55 feet South of the Northwest corner of said property. Said easement to benefit Lot 7, of Survey recorded in Volume 7 of Surveys, Page 100.

9. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded April 18, 2017 as Auditor's File No. 201704180032 .

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.