



202002070089

02/07/2020 02:05 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Wayne H. Lytle and Jennifer L. Lytle
13773 Day Break Lane
Anacortes, WA 98221

STATUTORY WARRANTY DEED

20-4148

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Audrey F. Kayler, a single person as her separate estate

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Wayne H. Lytle and Jennifer L. Lytle, 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:

Section 11, Township 34 North, Range 1 East - SW SE (aka Ptn Lots 1-2 SP 13-80)

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): P19202 & 340111-4-007-0019

Dated: February 7, 2020

Audrey F. Kayler
Audrey F. Kayler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20204148
FEB 07 2020

Amount Paid \$456500
By MA Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Audrey F. Kayler is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7 day of February, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

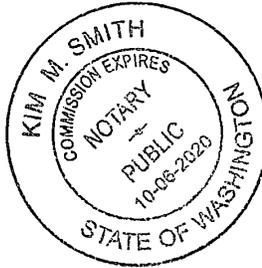


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 13773 Day Break Lane, Anacortes, WA 98221
Tax Parcel Number(s): P19202 & 340111-4-007-0019

Property Description:

Parcel A:

All that portion of Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 13-80, as approved March 18, 1980, recorded in Volume 4 of Short Plat, page 53, under Auditor's File No. 8003180029, records of Skagit County, Washington; lying East of the center line of that certain easement described under Auditor's File No. 784132, records of Skagit County, Washington; being a portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, Section 11, Township 34 North, Range 1 East, W.M.;

TOGETHER WITH the West 57.95 feet of Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 13-80, as measured along the North boundary thereof.

Situated in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at a point 1,344.77 feet North 4°10'59" East from the South Quarter corner of said Section 11, said point being the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 11;
thence South 89°11'55" East 80.14 feet to the true point of beginning;
thence continuing South 89°11'55" East 855.97 feet;
thence North 4°10'59" East a distance of 100.17 feet, more or less, to the North line of that certain tract deeded to Eugene Landers, etux, by deed recorded December 19, 1975, under Auditor's File No. 827631, records of Skagit County, Washington;
thence West along said North line 30 feet, more or less, to the West line of said Landers Tract;
thence South 4°10'59" West to a point 30 feet North of the South line of said Northwest Quarter of the Southeast Quarter;
thence North 89°11'55" West 825.97 feet, more or less, to a point that lies North 4°10'59" East a distance of 30.05 feet from the true point of beginning;
thence South 4°10'59" East 30.05 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT B

20-4148-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. 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.

3. (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.

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

5. 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)

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

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

7. 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)

8. 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)

9. 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)

10. 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 Short Plat No. 13-80 recorded March 18, 1980 as Auditor's File No. 8003180029.

11. 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 Boundary Adjustment Survey recorded February 1, 1991 as Auditor's

Statutory Warranty Deed
LPB 10-05

File No. 9102010010.

12. Reservations, provisions and/or exceptions contained in instrument executed by Darius Bresee and Marian Bresee, husband and wife, recorded January 24, 1990 as Auditor's File No. 9001240088.

Including, but not limited to: Mobile homes are prohibited on this property.

13. Regulatory notice/agreement regarding Well Contamination Prevention Requirements that may include covenants, conditions and restrictions affecting the subject property, recorded May 8, 1992 as Auditor's File No. 9205080076 .

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.