



202007140132

07/14/2020 03:29 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Michael A. Winslow  
1204 Cleveland Avenue  
Mount Vernon, Washington 98273

**Statutory Warranty Deed**

**Grantor:** Matthew A. Tracy, a married man as to his separate property.

**Grantees:** Matthew A. Tracy and Leyna A. Tracy, husband and wife.

**Legal Description:**

Lot "2" of Skagit County Short Plat No. 28-85, approved September 10, 1985 and recorded September 12, 1985, as Auditor's File No. 8509120023, in Book 7 of Short Plats, page 43, records of Skagit County, Washington; being a portion of Lot 2 of "CAMPBELL PARK ESTATES," as recorded in Book 1 of Surveys, page 83; in the North 1/2 of Section 7, Township 34 North, Range 2 East, W.M.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

**Assessor's Property Tax**  
**Parcel or Account No.:** P20088 / 340207-1-002-1401

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020 2025  
JUL 14 2020

**Reference Nos of Documents**  
**Assigned or Released:** None.

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *HTB* Deputy

**Conveyance:**

In consideration of establishing community property between husband and wife, and other valuable consideration, Grantor conveys and warrants to Grantees, the above described real property located in Skagit County, Washington.

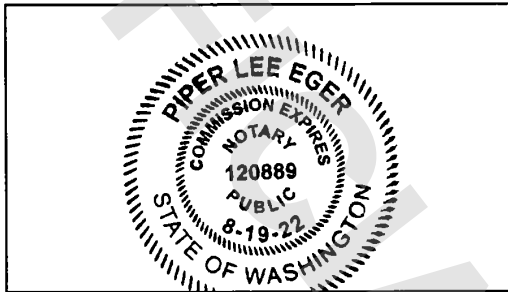
DATED: July 10, 2020.

Matthew A. Tracy

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

On this 10<sup>th</sup> day of July, 2020, personally appeared before me Matthew A. Tracy, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



PLACE NOTARY SEAL IN THIS BOX

Piper Lee Eger  
Notary Public in and for the State of  
Washington residing at Mount Vernon

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

EXHIBIT A**EXCEPTIONS:****A. DEDICATION OF EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:**

In Favor Of: All owners, present and future  
 Dated: August --, 1974  
 Recorded: October 2, 1974  
 Auditor's No.: 808252  
 Purpose: Ingress, egress, utilities, etc.

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.**

Declaration Dated: September 24, 1974  
 Recorded: October 2, 1974  
 Auditor's No.: 808253  
 Executed By: William McKinley, Marilyn W. McKinley, Ray B. Weber and L. Marite Weber

By instrument dated February 4, 1977 and recorded February 24, 1977, under Auditor's File No. 851485, Paragraph Nos. 1, 7 and 8 were eliminated from said covenants.

**C. Reservations contained in deeds through which title is claimed from Harold E. Shull and Opal Shull, husband and wife, dated September 12, 1941 and recorded September 17, 1941 in Volume 184 of Deeds, page 604, under Auditor's File Nos. 344370 and 344371, as follows:**

"Reserving, however, unto the grantors, the continued right to use, develop and maintain the water thereon and therefrom, and to construct, repair and maintain all pipe lines and equipment across the said property for the use thereof."

**D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: Water pipeline, together with right of ingress and egress to construct, install, maintain, repair and replace water pipeline  
 In Favor Of: Robert B. Allen and Clara F. Allen, husband and wife  
 Recorded: June 10, 1969  
 Auditor's No.: 727566  
 Affects: A 10 foot strip of land the center of which is described as follows:

Beginning at the East 1/4 corner of Section 7, Township 34 North, Range 2 East W.M.; thence North 26 degrees 45' West a distance of 572.92 feet to a point on the North right-of-way line of the State Highway, said point being the Southwest corner of the property above described;; thence North 58 degrees 13' 25" West a distance of 400.00 feet;; thence North 31 degrees 46' 35" East a distance of 53 feet 3 inches to the true point of beginning of this description;; thence running approximately North 78 degrees West along an existing road 1830 feet, more or less to a developed spring.

**E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Steven Tracy and Madonna Tracy, husband and wife  
 Dated: March 2, 1984  
 Recorded: May 1, 1984  
 Auditor's No.: 8405010059  
 Purpose: Ingress, egress and utilities and incidental purposes  
 Area Affected: Westerly corner of the subject property

F. Provision contained on the face of Survey labeled "CAMPBELL PARK ESTATES", and recorded as Auditor's File No. 805634, in Volume 1 of Surveys, page 83, records of Skagit County, Washington, as follows:

"A 100 foot radius "Pollution Control Easement" will be provided at the final well site for Community Water System."

**G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: 28-85  
 Recorded: September 12, 1985  
 Auditor's No.: 8509120023

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic system.
4. Water – City of Anacortes.

**H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Pete and Julie Jones  
 Dated: July 7, 2006  
 Recorded: July 7, 2006  
 Auditor's No.: 200607070048  
 Purpose: For the purpose of walking to and from the mailbox located on Deer Lane and for the purpose of truck and mail deliveries to grantees property



200610310158  
 Skagit County Auditor