

202008310217

08/31/2020 01:51 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:

Janet Anne Clement and Anthony Wayne Clement
8519 Southridge Place
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wendy Bates, as her separate estate, _____, GNW 20-6540

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Anthony Clement and Janet A. Clement, 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: Property 1:
Lot 1, ESTATES AT SUMMIT PARK, DIVISION I

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): P109902

Dated: 8-31-2020

Wendy Bates
Wendy Bates

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3426

Aug 31 2020

Amount Paid \$12455.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6540-SJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

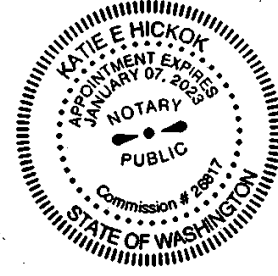
I certify that I know or have satisfactory evidence that Wendy Bates is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 31st day of August, 2020


Signature

Notary
Title

My appointment expires: 1-7-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 8519 Southridge Place, Anacortes, WA 98221
Tax Parcel Number(s): P109902

Property Description:

Lot 1, "PLAT OF ESTATES AT SUMMIT PARK, DIVISION 1", as per plat recorded in Volume 16 of Plats, page 145 and 146, records of Skagit County, Washington.

EXHIBIT B

20-6540-SJ

1. Terms, conditions and provisions of that certain "Bald Eagle Nest Site Management Plan", recorded June 6, 1995, under Auditor's File No. 9506060012, reference being made to the record for full particulars.

2. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: February 1, 1996

Recorded: February 16, 1996

Auditor's No.: 9602160061

Purpose: Underground Electric System

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: Estates at Summit Park Div. 1

Recorded: November 5, 1996

Auditor's No.: 9611050065

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

Dated: November 5, 1996

Recorded: November 5, 1996

Auditor's No.: 9611050066

Executed By: Landex Associates, Inc.

Said instrument was modified by instrument recorded under Auditor's File No. 9703190069 and 9810070048.

5. Any tax, fee, assessments or charges as may be levied by Summit Park Homeowner's Association.

Statutory Warranty Deed
LPB 10-05

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