

When recorded return to:
Dane Anderson and Anna-Malin H
Weiss-Anderson
2236 38th Pl E
Seattle, WA 98112

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3666

Sep 15 2020

Amount Paid \$16549.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620041468

CHICAGO TITLE

620041468

STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Martin, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dane Anderson and Anna-Malin H Weiss-Anderson, a married
couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lt. 2, Skagit County Short Plat No. PL04-0849, Rec. No. 200801280010

Tax Parcel Number(s): P127104/340209-0-006-0100

SW 9.34-2

Lt. 3, Skagit County Short Plat No. PL04-0849, Rec. No. 200801280010


Tax Parcel Number(s): P127105/340209-0-006-0200

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)Dated: September ¹²~~10~~, 2020
James D. MartinState of Alabama
County of Mobile

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

Dated: 9/12/2020
Name: Ashley Atkinson
Notary Public in and for the State of AL
Residing at: 3671 Higgins Rd. Mobile AL 36619
My appointment expires: 7/30/22

Ashley Atkinson
Notary Public
Alabama State At Large
Commission Expires 7/30/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127104/340209-0-006-0100

Lot 2, Skagit County Short Plat No. PL04-0849, as approved January 23, 2008 and recorded January 28, 2008 under Auditor's File No. 200801280010, records of Skagit County, Washington.

Situate in Skagit County, Washington

For APN/Parcel ID(s): P127105/340209-0-006-0200

Lot 3, Skagit County Short Plat No. PL04-0849, as approved January 23, 2008 and recorded January 28,

2008 under Auditor's File No. 200801280010, records of Skagit County, Washington.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. PL04-0849:

Recording No: 200801280010

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200307010035

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water pipeline
Recording Date: September 18, 1956
Recording No.: 541678

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 31, 2005
Recording No.: 200510310124

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Natural gas pipeline or pipelines
Recording Date: August 10, 2006
Recording No.: 200608100075

EXHIBIT "B"

**Exceptions
(continued)**

6. Protected Critical Area Site Plan and/or Easement, and the terms and conditions thereof

Recording Date: December 4, 2002
Recording No.: 200212040067

7. Lot Certification and the terms and conditions thereof:

Recording Date: July 22, 2005
Recording No.: 200507220003

8. Septic Service Contract and the terms and conditions thereof:

Recording Date: October 16, 2006
Recording No.: 200610160169

9. Access Easement Agreement and the terms and conditions thereof:

Recording Date: October 1, 2007
Recording No.: 200710010112

10. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: January 28, 2008
Recording No.: 200801280011

11. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: January 28, 2008
Recording No.: 200801280012

12. Notice of On-site Sewage System Maintenance Agreement Requirement (Design):

Recording Date: May 17, 2012
Recording No.: 201205170044
Affects: Lot 3

13. Joint Use & Maintenance Agreement:

Executed by: James W. Fox & Rebecca J. Fox, James D. Martin and Thomas Cleland
Recording Date: April 21, 2020
Recording No.: 202004210065

14. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including

EXHIBIT "B"

Exceptions
(continued)

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

15. City, county or local improvement district assessments, if any.