

When recorded return to:

Jeanine L. Smith and Michael T. Smith
320 110th Place SE
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3832

Sep 24 2020

Amount Paid \$11778.60

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620044152

Escrow No.: 620044152

STATUTORY WARRANTY DEED

THE GRANTOR(S) Earl F. Gibbons, Jr and Dianne M. Gibbons, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeanine L. Smith and Michael T. Smith, a married couple

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

Lot 1, BEACHWOOD SHORT PLAT NO. SPL-2014-0001, recorded October 2, 2015, under Auditor's File No. 201510020009, records of Skagit County.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P132854 / 3858-000-074-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2020

Earl F. Gibbons

Earl F Gibbons

Dianne M. Gibbons

Dianne M Gibbons

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Earl F Gibbons and Dianne M Gibbons are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 13, 2020

Janak Quinn

Name: Janak Quinn

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 06/29/2023

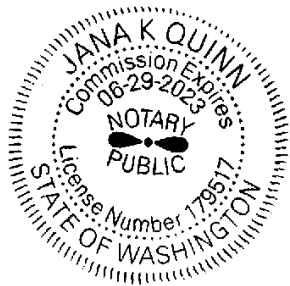


EXHIBIT "A"
Exceptions

1. 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 Anaco Beach:

Recording No: 233177

2. Easement for road purposes as contained in deeds

Recording Date: January 9, 1940

Recording No.: 320724

As Follows:

"Subject to easement for road as now running through said property but which reservation shall be automatically cancelled and annulled whenever the City of Anacortes, any person, or corporation constructs a road supplanting and substituting for all practical purposes, another road of equal benefit to the users of the present road"

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: February 6, 1940
Recording No.: 321631

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

Granted to: City of Anacortes
Purpose: Construction, repair and maintenance of public utilities and services
Recording Date: October 11, 1976
Recording No.: 844059

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

Granted to: City of Anacortes
Purpose: Public utilities
Recording Date: July 26, 1995
Recording No.: 9507260067

EXHIBIT "A"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Anacortes
Purpose: Public Utilities
Recording Date: July 26, 1995
Recording No.: 9507260068
7. Record of Survey including the terms, covenants and provisions thereof
- Recording Date: July 11, 2003
Recording No.: 200307110006
8. 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: June 15, 2015
Recording No.: 201506150129
9. 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 Beachwood Short Plat No. SPL-2014-0001:
- Recording No: 201510020009
10. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: October 2, 2015
Recording No.: 201510020010
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: February 25, 2016
Recording No.: 201602250074

EXHIBIT "A"
Exceptions
(continued)

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Anacortes.
14. Assessments, if any, levied by Beachwood Lane Homeowners Association.