

When recorded return to:

Mike Harke
PO Box 1852
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3855

Sep 25 2020

Amount Paid \$837.00

Skagit County Treasurer

By Marissa Guerrero Deputy

GNW 20-4069

STATUTORY WARRANTY DEED

Guardian NW Title 20-4069-KS

THE GRANTOR(S) Thomas G. Lane, a single person at all times since April 12, 2018, as his separate estate

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Mike Harke, a single person

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

Lot 22, "PLAT OF MADRONA ESTATES ON STRAWBERRY BAY, CYPRESS ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded Volume 8 of Plats, page 46, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description:

Lot 22, PLAT OF MADRONA ESTATES

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 "A" attached hereto

Tax Parcel Number(s): P67336 & 3949-000-022-0002

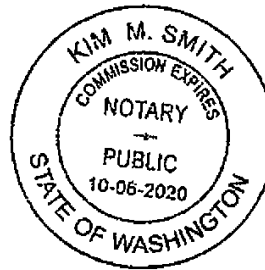
Statutory Warranty Deed
LPB 10-05

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Dated: 9/24/20

Thomas G. Lane
Thomas G. Lane



STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas G. Lane 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: 24 day of September, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

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EXHIBIT A

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1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.

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 Madrona Estates on Strawberry Bay, Cypress Island recorded January 28, 1963 as Auditor's File No. 631427.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering

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Statement" or "Resale Certificate".

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by John Kidder and Celeste Kidder, dated February 26, 1963, recorded March 14, 1963 as Auditor's File No. 633222.

12. Matters included in various instruments of record as follows: "Subject Further to the right to drain all streets over and across any lot or lots where water might take a natural course after the grading of streets."

13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Madrona Community, Inc., dated March 10, 2005, recorded March 10, 2005 as Auditor's File No. 200503100141.