

When recorded return to:
Laurence Blakely and Mark V Ward
5946 Central Avenue
Anacortes, WA 98221



202010020132

10/02/2020 03:13 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044421

20-7382
GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karle H. Dresen and Beverly J. Dresen, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Laurence Blakely and Mark V Ward, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:
LOTS 37 AND 38, DEWEY BEACH ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 6 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P65032 / 3901-000-038-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to:

1. Exceptions attached on Exhibit "B"

2020 4045
OCT 02 2020

Amount Paid \$ *8895.00*
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: September 30, 2020

Karle H. Dresen

Karle H. Dresen

Beverly J. Dresen

Beverly J. Dresen

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Karle H. Dresen and Beverly J. Dresen 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.

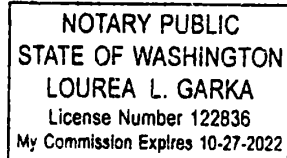
Dated: October 2, 2020Lourea L. GarkaName: Lourea L. GarkaNotary Public in and for the State of waResiding at: ArlingtonMy appointment expires: 10/27/2022

EXHIBIT "B" DEED EXCEPTIONS

Order No.: 620044421

For APN/Parcel ID(s): P65032 / 3901-000-038-0000

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

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.

(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.

Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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)

Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

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)

EXHIBIT "B" DEED EXCEPTIONS

Order No.: 620044421

For APN/Parcel ID(s): P65032 / 3901-000-038-0000

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)

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)

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: Dewey Beach Addition No. 2
Recorded: October 6, 1947
Auditor's No.: 409680

RESTRICTIVE COVENANTS CONTAINED IN INSTRUMENT AS HEREIN SETFORTH, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: February 21, 1948
Auditor's No.: 414723

As Follows: "This Property is not to be used for commercial purposes..."

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: Survey
Recorded: October 20, 1993
Auditor's No.: 9310200011

Regulatory notice/agreement regarding On-Site Sewage System that may include covenants, conditions and restrictions affecting the subject property, recorded May 15, 2017 as Auditor's File No. 201705150120.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a