

POOR ORIGINAL

When recorded return to:

Kathleen Garde and Robert J. McCaffrey  
1504 Latitude Circle  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4602  
Nov 02 2020  
Amount Paid \$13078.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

# STATUTORY WARRANTY DEED

GNW 20-7685

THE GRANTOR(S) Michael R. Swanson, Jr. and Meaghan A. Swanson, husband and wife

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kathleen Garde and Robert J. McCaffrey, husband and wife

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:  
Lot 10, 48 North Plat & PUD

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): P133668/6042-000-010-0000

Dated: 10/28/2020

Michael R. Swanson, Jr.  
Michael R. Swanson, Jr.

Meaghan A. Swanson  
Meaghan A. Swanson

Statutory Warranty Deed  
LFB 10-05

Order No.: 20-7685-KS

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STATE OF Wisconsin  
COUNTY OF Dane

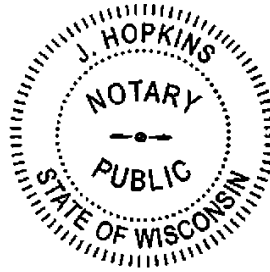
I certify that I know or have satisfactory evidence that Michael R. Swanson, Jr. and Meaghan A. Swanson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28 day of October, 2020

J. Hopkins  
Signature

Notary Public  
Title

My appointment expires: 10/29/2021



**EXHIBIT A  
LEGAL DESCRIPTION**

**Property Address:** 1504 Latitude Circle, Anacortes, WA 98221

**Tax Parcel Number(s):**

**Property Description:**

**Lot 10, "48 North Plat & PUD", recorded on May 2, 2017, under Skagit County Auditor's File No. 201705020028.  
situate in the City of Anacortes, County of Skagit, State of Washington,**

**Statutory Warranty Deed  
LPB 10-05**

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**EXHIBIT B**

20-7685-KS

**1. AVIGATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:****Grantor:** C. I. Richardson and Martha B. Richardson, husband and wife**Grantee:** Port of Skagit County, successors and assigns**Purpose/Area Affected:**

For the free and unobstructed passage of aircraft in and through the airspace over and above the lands hereinafter described, together with the continuing right to cause such noise as may ensue from the operation of a aircraft. And said Grantee shall have the continuing right and privilege to enter upon said lands and cut or remove therefrom, or mark, or light, any trees, structures, or objects of natural growth which exceed a height above the elevation of the West transition zone, the lower height of which is an imaginary plane beginning at the Western edge of the North approach surface leading to the North end of runway of the Anacortes Airport outward therefrom in a Westerly direction from all points thereon in a ratio of one foot of vertical height for each seven of horizontal distance, being in compliance with the Federal Air Regulation Part 77 as applied to Anacortes Airport. Slope begins 125 feet out from center line of runway.

**Dated:** May 13, 1968**Recorded:** October 29, 1969**Auditor's No.:** 732440**2. MATTERS DISCLOSED BY RECORD OF SURVEY:****Prepared By:** Northwest Datum & Design**Recorded:** July 22, 2008**Auditor's File No:** 200807220033**3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:****Grantee:** Puget Sound Energy, Inc., a Washington Corporation**Purpose:** The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.**Area Affected:** A strip of land 10 feet in width with 5 feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated**Recorded:** July 5, 2016**Auditor's No.:** 201607050142**4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:****Grantee:** Puget Sound Energy, Inc., a Washington Corporation**Purpose:** The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.**Area Affected:** A Strip of land ten (10) feet in width With five (5) feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated.**Dated:** November 17, 2016**Recorded:** December 6, 2016**Auditor's No.:** 201612060089**5. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:****Plat/ Short Plat:** 48 North Plat & PUDStatutory Warranty Deed  
LPB 10-05**Order No.:** 20-7685-KS

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Recorded: May 2, 2017  
Auditor's No.: 201705020028

**6. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:**

Declaration Dated: May 1, 2017  
Recorded: May 2, 2017  
Auditor's No.: 201705020029  
Executed By: 48 North on Fidalgo Island, L.L.C.

Said covenants were amended by instruments recorded July 14, 2017 and November 30, 2018, under Auditor's File Nos. 201707140127 and 201811300028.

7. Tree Preservation Plan and Tree Assessment 48 North Anacortes, Washington Strandberg Custom Homes and Design Terms and Conditions therein, recorded May 2, 2017. under Skagit County Auditor's File No. 201705020030.

**8. JOINT USE, MAINTENANCE AND COST SHARING COVENANT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: 48 North on Fidalgo Island, L.L.C.  
And: The General Public  
Dated: May 31, 2017  
Recorded: June 2, 2017  
Auditor's No.: 201706020017

9. Terms and conditions of Covenant Protecting Scenic Views, recorded July 14, 2017 as Auditor's File No. 201707140126.