

When recorded return to:

Victoria Amato
13449 N Green Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243025

Nov 21 2024

Amount Paid \$6645.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057273

CHICAGO TITLE

620057273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephanie Doran, an unmarried person, as her 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 Victoria Amato, an unmarried person

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

LOT 4 AND 5, BLOCK 4, "SIMILK BEACH SKAGIT CO., WASH.", AS PER PLAT RECORDED IN
VOLUME 4 OF PLATS, PAGE 51, 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): P69247 / 4001-004-005-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/29/24

Stephanie D
Stephanie Doran

State of Washington

County of King

This record was acknowledged before me on 10/29/24 by Stephanie Doran.

John
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 08/05/26

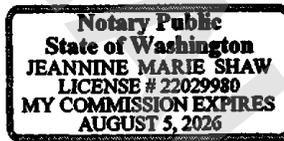


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Similk Beach:

Recording No: 207637

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Sound View Addition No. 2 to Similk Beach:

Recording No: Volume 5 Page 5

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

In favor of: Similk Development Company
Purpose: Water Pipes, Sewer Pipes and Telephone and Electric lights
Recording Date: July 6, 1931
Recording No.: 244516
Recording No.: 415416

4. Skagit County Planning & Development Services Plat Lot of Records Certification and the terms and conditions thereof:

Recording Date: October 7, 2020
Recording No.: 202010070131

5. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: October 12, 2020
Recording No.: 202010120129

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

Granted to: Stephanie Doran

EXHIBIT "A"
Exceptions
(continued)

Purpose: Set Back Easement
Recording Date: August 26, 2021
Recording No.: 202108260037

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.