

When recorded return to:
T Kelly Larkin and Joan B Larkin
1901 Copper Pond Place
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261677

Jun 02 2026

Amount Paid \$12677.00
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

CHICAGO TITLE
620062331

Escrow No.: 620062331

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Simon Trustee of The Spencer Trust dated January 8, 1980

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to T Kelly Larkin and Joan B Larkin, a married couple

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

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

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

LT 17, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT"

Tax Parcel Number(s): P108186/4661-000-017-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 1, 2026

David Simon Trustee of The Spencer Trust dated January 8, 1980

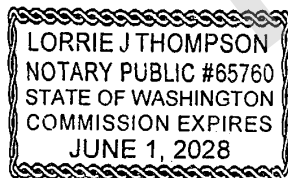
BY: David Simon
David Simon
TrusteeState of WashingtonCounty of SkagitThis record was acknowledged before me on 6-1-2026 by David Simon as
Trustee of The Spencer Trust dated January 8, 1980.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108186/4661-000-017-0000

LOT 17, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", AS PER PLAT THEREOF
RECORDED IN VOLUME 16 OF PLATS, PAGES 70 THROUGH 72, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

Granted to:	Anacopper Copper Mining Company
Purpose:	Road
Recording Date:	March 5, 1930
Recording No.:	Volume 153 of Deeds, Page 158
Affects:	Right-of-way 40 feet in width, the exact location of which is undisclosed on the record
2. The interest of the City of Anacortes for a 60-foot right-of-way for road purposes, as disclosed on the face of Surveys referred to in the caption herein, and recorded under Recording No. 877240 and Recording No. 879264
3. 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 Survey:

Recording No:	879264
Recording No:	877240
Recording No:	8807190076
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power and Light Company
Purpose:	Utilities
Recording No.:	625248, records of Skagit County, Washington
Affects:	a portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power and Light Company
Purpose:	Utilities
Recording Date:	August 17, 1962
Recording No.:	625249, records of Skagit County, Washington
Affects:	a portion of said premises
6. 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

EXHIBIT "B"**Exceptions
(continued)**

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 Copper Pond Planned Unit Development, recorded in Volume 16 of Plats, Pages 70 through 72:

Recording No: 9509110092

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: September 11, 1995
Recording No.: 9509110140
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

8. Covenants, conditions, restrictions and easements 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: September 11, 1995
Recording No.: 9509110141

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 20, 1997
Recording No.: 9703200089

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 17, 1997
Recording No.: 9712170015

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Copper Pond Owners' Association
Recording Date: September 11, 1995
Recording No.: 9509110141

EXHIBIT "B"Exceptions
(continued)

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Anacortes.
12. City, county or local improvement district assessments, if any.
13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.