

When recorded return to:
Teresa I. Meinzinger-Richards
2419 84th Avenue SE
Mercer Island, WA 98016



201207300265
Skagit County Auditor

7/30/2012 Page 1 of 3 3:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016302

CHICAGO TITLE
620016302

STATUTORY WARRANTY DEED

THE GRANTOR(S) John E.H. Williams and Carol S. Williams, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Teresa I. Meinzinger-Richards, a married woman as her
separate estate

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

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

Lot(s): LOT 22 SKYLINE NO. 7 and Portion of Section 28, Township 35 North, Range 7 East of
the Willamette Meridian, as more fully described in Exhibit "A" which is attached hereto and made
a part hereof.

Tax Parcel Number(s): P59602/3823-000-022-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule "B", Special Exceptions, Chicago Title Company Orer 620016302, which is attached hereto
and made a part hereof.

Dated: July 25, 2012

John E.H. Williams
John E.H. Williams

Carol S. Williams
Carol S. Williams

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122291

JUL 30 2012

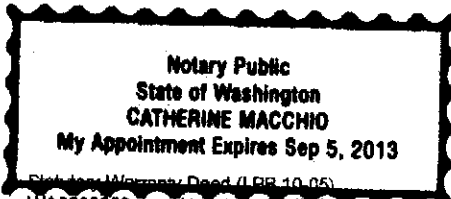
Amount Paid \$ 12,109.⁰⁰
Skagit Co. Treasurer
By MM Deputy

State of WA

County of King

I certify that I know or have satisfactory evidence that
John E.H. Williams and Carol S. Williams
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 26, 2012



Catherine Macchio
Name: Catherine Macchio
Notary Public in and for the State of WA
Residing at: ISkagit
My appointment expires: Sept 5, 2013

EXHIBIT "A"

Order No.: 620016302

For APN/Parcel ID(s): **P59602/3823-000-022-0003**

PARCEL A:

Lot 22, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;

PARCEL B:

That portion of Section 28, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southeasterly corner of Lot 22, SKYLINE DIVISION NO. 7, according to the plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;
thence Northerly along the Easterly line of said Lot 22 to the Northeast corner of said Lot 22;
thence South 73°10'24" East 97.0 feet;
thence Southerly on a curve parallel with the Easterly line of said Lot 22, a distance of 25.22 feet;
thence North 85°49'00" West, 99.0 feet to the point of beginning.

All situated in Skagit County, Washington.



201207300265
Skagit County Auditor

SCHEDULE "B"
Exceptions

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKYLINE NO. 7:
Recording No: 722987
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 26, 1962
Recording No.: 617291
3. Covenants, conditions and restrictions 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 in the document
Recording Date: February 6, 1969
Recording No.: 722988
4. Covenants, conditions and restrictions 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 in the document
Recording Date: July 19, 2004
Recording No.: 200407190181

Modification(s) of said covenants, conditions and restrictions
Recording Date: July 23, 2004 and June 6, 2005
Recording No.: 200407230174 and 200506060071
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: April 20, 1998
Recording No.: 9804200001
6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise) disclosed in instrument:
Recorded: August 14, 1975
Recording No.: 823000
Imposed by: Skyline Beach Club, Inc.
7. As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. Assessments, if any, levied by City of Anacortes.
9. Assessments, if any, levied by Skyline Beach Club, Inc..
10. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

