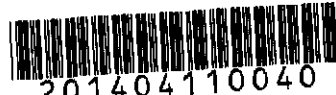


When recorded return to:  
Paul Case and Erinn Case  
1906 Island View Place  
Anacortes, WA 98221 WA 98221



Skagit County Auditor \$73.00  
4/11/2014 Page 1 of 2 10:26AM

Recorded at the request of:  
Guardian NW Title & Escrow

File Number: A107392

### Statutory Warranty Deed

A107392  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Josh D. Schafer and Heather D. Schafer, who acquired title as Heather D. Moe, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul Case and Erinn Case, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. of Lots 3 and 4, Island View Park No. 2

Tax Parcel Number(s): P57655, 3799-000-003-0105, P99189, 3799-000-004-0100

The East 40 feet of Lot 4 and the West 45 feet of Lot 3, "ISLAND VIEW PARK NO. 2", according to the Plat thereof recorded in Volume 7 of Plats, page 78, records of Skagit County, Washington.

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 "A" attached hereto

Dated 4/08/2014

Josh D. Schafer  
Josh D. Schafer

Heather D. Schafer  
Heather D. Schafer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 1143  
APR 11 2014

STATE OF Washington }  
COUNTY OF Skagit } SS:

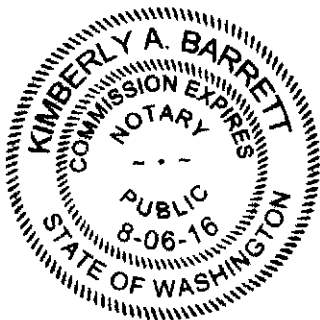
Amount Paid \$ 6341.<sup>80</sup>  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that Josh D. Schafer and Heather D. Schafer, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-10-14

Kimberly A. Barrett

Printed Name: Kimberly A. Barrett  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: aug 6, 2016



## EXHIBIT A

A. 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: Island View Park No. 2  
Recorded: December 20, 1957  
Auditor's No.: 559889

The 10 foot Easement as delineated on said Plat that runs through Lot 4 has been modified by documents recorded under Auditor's File Nos. 566444 and 7903280004.

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 20, 1957  
Auditor's No.: 559890  
Executed By: John Utterstrom and Mable Utterstrom

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: December 7, 1959  
Auditor's No. 588595  
Purpose: Drainage  
Area Affected: Portion of real estate under search

Said Easement was modified by document recorded under Auditor's File No. 7903280004.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: See document  
Recorded: April 5, 1979  
Auditor's No. 7904050075  
Purpose: Drainage  
Area Affected: Portion of real estate under search

E. 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: June 14, 2000  
Auditor's No.: 200006140163

F. 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: January 5, 2011  
Auditor's No.: 201101050021

