



201503250089

Skagit County Auditor

\$74.00

3/25/2015 Page

1 of

3 3:40PM

When recorded return to:
Rockne J. Andreini and Dion Menser-Andreini
2310 20th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023285

CHICAGO TITLE
620023285 STATUTORY WARRANTY DEED

THE GRANTOR(S) Shahnaz Ally-Gard, Trustee of The Shahnaz Ally-Gard Revocable Living Trust,
and Shahnaz Ally-Gard, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Rockne J. Andreini and ^{*}Dion Menser-Andreini, husband and
wife ^{*}Dion L. Menser-Andreini

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

The East Half of Lot 14, all of Lots 15 and 16, the West 23 feet of Lot 17, Block 230, "MAP OF
THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 4
through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P56324, 3772-230-015-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023285, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: March 12, 2015

The Shahnaz Ally-Gard Revocable Living Trust

BY: [Signature]
Shahnaz Ally-Gard, Trustee

[Signature]
Shahnaz Ally-Gard

State of WASHINGTON

of KING COUNTY

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015919

MAR 25 2015

Amount Paid \$ 11,361.40

Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Shahnaz Ally-Gard is the person(s) who
appeared before me, and said person acknowledged that she signed this instrument, on oath stated
that she was authorized to execute the instrument and acknowledged it as the Trustee of The Shahnaz
Ally-Gard Revocable Living Trust to be the free and voluntary act of such party for the uses and
purposes mentioned in the instrument.

Dated: 3.13.15

Notary Public
State of Washington
DESIREE A YORK
My Commission Expires
November 15, 2016

[Signature]
Name: DESIREE A YORK
Notary Public in and for the State of WA
Residing at: KING
My appointment expires: 11/15/16

STATUTORY WARRANTY DEED

Continued

State of WASHINGTON

— of KING COUNTY

I certify that I know or have satisfactory evidence that SHAHNAZ ALLY-GARD is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8.13.15

Desiree A York
DESIREE A YORK
Notary Public in and for the State of WA
Residing at: KING
My commission expires: 11/15/16

Notary Public
State of Washington
DESIREE A YORK
My Commission Expires
November 15, 2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Terms, conditions, and restrictions of that instrument entitled Height Restriction;
Recorded: September 18, 1998
Auditor's No(s): 9809180131, records of Skagit County, Washington
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 18, 1998
Auditor's No(s): 9809180133, records of Skagit County, Washington
Executed By: Richard R. Ekern and Kim M Ekern, husband and wife and Patricia R. Davis
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 19, 1998
Auditor's No(s): 9810190148, records of Skagit County, Washington
In favor of: City of Anacortes
For: Underground Utilities
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John R. Cox & Associates LLC
Purpose: ingress, egress and utilities
Recording Date: February 14, 2002
Recording No.: 200202140072
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 30, 2002
Recording No.: 200204300085
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 7, 2002
Auditor's No(s): 200205020088, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Exterior 10' of said premises adjacent to street
7. Record of Survey

Recording Date: July 12, 2002
Recording No.: 200207120129
8. Terms, conditions and restrictions of that instrument entitled Height Restriction

Recording Date: July 20, 2006
Recording No.: 200607200165
9. Assessments, if any, levied by City of Anacortes.
10. City, county or local improvement district assessments, if any.
11. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.