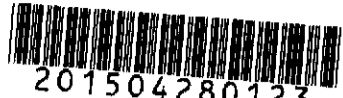


When recorded return to:
Stephanie Garza and Carey Varas
2227 Mariners Way
Oak Harbor, WA 98277



201504280123
Skagit County Auditor
4/28/2015 Page 1 of 2 3:26PM \$73.00

Recorded at the request of:
Guardian Northwest Title
File Number: A109121

Statutory Warranty Deed

A109121
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Anthony Pechthalt and Diana Pechthalt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carey Varas and Stephanie Garza, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 13, 14 and a Portion of Lot 15, Block 4, J.M. Moore's Addn. to Anacortes

Tax Parcel Number(s): P57920, 3804-004-014-0008

Lots 13, 14, and the East Half of Lot 15, Block 4, J.M. MOORE'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 32, 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 4/14/2015

Anthony Pechthalt

Diana Pechthalt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151413
APR 28 2015

Amount Paid \$5825.⁶⁰
Skagit Co. Treasurer
By *man* Deputy

STATE OF Washington
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Anthony Pechthalt and Diana Pechthalt, 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: 04/15/15

Printed Name:

Notary Public in and for the State of Washington

Residing at 3600 Meadean Street, Ellensburg, WA

My appointment expires: 03-19-16

Notary Public
State of Washington
Jeanne K Quinn
Commission Expires 03-19-16

EXHIBIT A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Thomas L. Allen and Pamela J. Allen, husband and wife
And: Donald Branham, a single man
Dated: July 31, 2000
Recorded: July 31, 2000
Auditor's No.: 200007310147
Regarding: Covenants and easement affecting the East ½ of Lot 15

Said instrument was modified by instrument recorded January 3, 2002, under Auditor's File No. 200201030096.

B. 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: September 8, 2000
Auditor's No.: 200009080050

C. TERMS AND CONDITIONS OF COVENANT NOT TO OPPOSE FUTURE LOCAL IMPROVEMENT DISTRICT:

Dated: August 30, 2000
Recorded: September 12, 2000
Auditor's No.: 200009120171

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: January 27, 2003
Auditor's No.: 200301270208
Purpose: Storm Drainage
Area Affected: As Located

Additional documents relating to said Easement recorded under Auditor's File Nos. 200301270205 and 200301270207.