



201505200030

Skagit County Auditor \$75.00
5/20/2015 Page 1 of 4 10:23AM

When recorded return to:
Peoples Bank
3100 Woburn St
Bellingham, WA 98226

Order No. A109009

SPECIAL WARRANTY DEED
(Not Statutory)

A109009-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) **Washington Federal National Association** which acquired title as **Washington Federal Savings and Loan Association** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, bargains, sells, and conveys to **Peoples Bank**, a Washington corporation the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lots 16 and 17, Block 41, City Of Anacortes, and
South 1/2 of Tract 11, Plate 10, Tide and Shore Lands of Anacortes Harbor

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): :P32955, 350219-0-047-0001, P55116, 3777-041-017-0005

"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 "B" attached hereto."

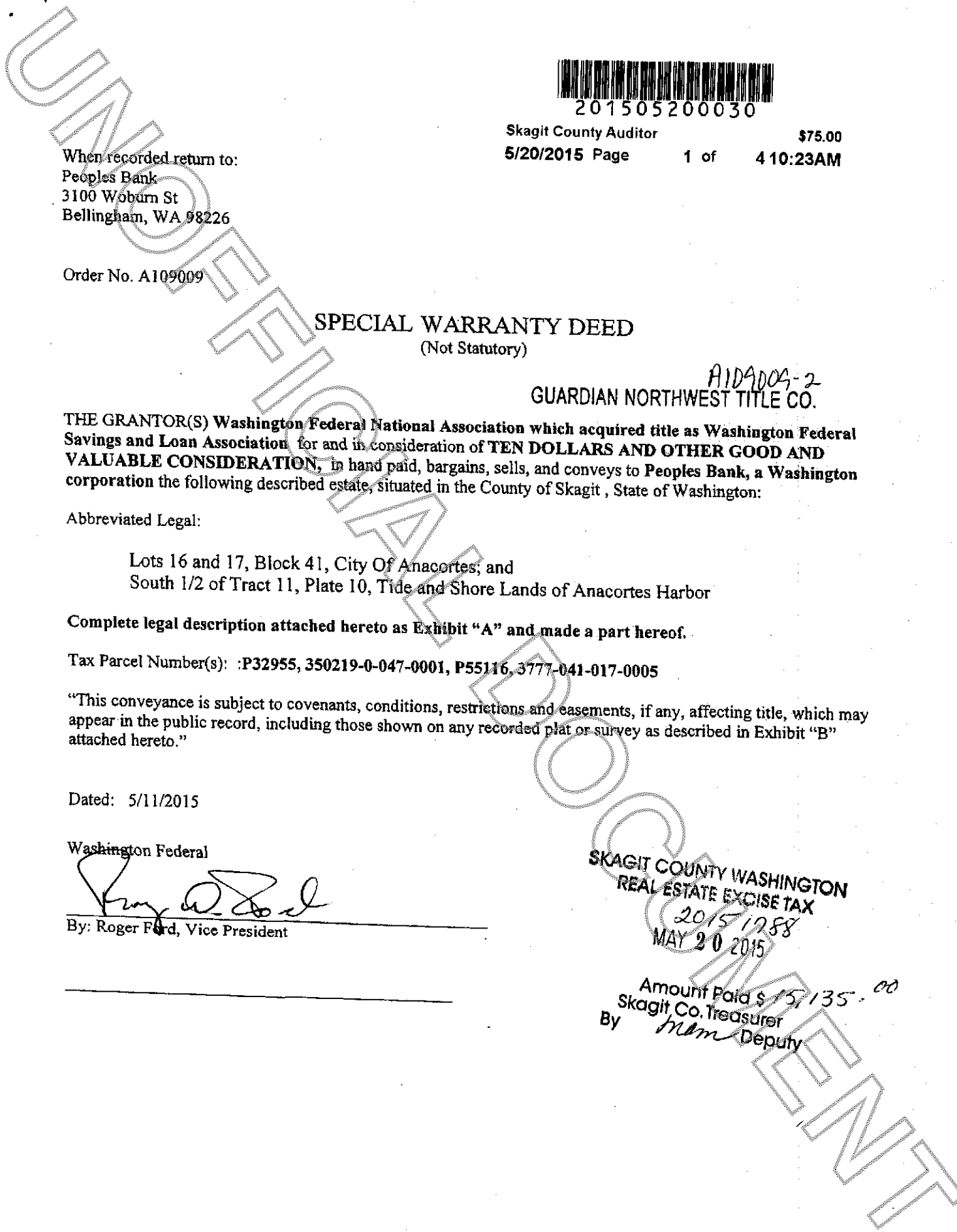
Dated: 5/11/2015

Washington Federal

By: Roger Ford, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151788
MAY 20 2015

Amount Paid \$15,135.00
Skagit Co. Treasurer
By *mm* Deputy



Order No:

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Roger Ford is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Vice President of Washington Federal to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 14th, 2015

Joy N Pardue

JOY N PARDUE
Notary Public, State of Washington
My Commission Expires
September 23, 2018

Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 9.23.2018

UNOFFICIAL DOCUMENT

EXHIBIT A

Legal Description

Fractional Lots 16 and 17, Block 41, "City of Anacortes," according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, page 4.

The South half of Tract 11, "Plate No. 10, Tide and Shore Lands of Section 19, Township 35 North, Range 2 East of the W.M., Anacortes Harbor," according to the official map thereof in the office of the State Land Commissioner at Olympia, Washington."

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions:

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: Survey
Recorded: June 29, 2010
Auditor's No.: 201006290027

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: March 16, 1992
Auditor's No.: 9203160013

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: November 23, 1992
Auditor's No. 9211230148
Purpose: underground electrical system
Area Affected: A 10-foot wide portion of the subject property

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Undisclosed
Recorded: August 7, 1979
Auditor's No.: 7908070002
For: Storm sewer and power line
Affects: An undisclosed portion of the subject property

Said document references a Survey but no such Survey has been found of record.

E. Matters disclosed by an unrecorded ALTA Survey dated April 2, 2015 and prepared by Harmsen & Associates, Inc., as Job No. 15-063, and submitted with the application for title insurance