

When recorded return to:
Leonard Johnson and Magdalen Baldassano
1202 Commercial Avenue
Anacortes, WA 98221



Skagit County Auditor \$73.00
8/18/2015 Page 1 of 2 1:56PM

Recorded at the request of:
Guardian Northwest Title
File Number: A109702

Statutory Warranty Deed

A109702-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Rosemarie P. Dalsin, a single woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Leonard Johnson and Magdalen Baldassano, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 10, 11 and 12, Block 1, Similk Beach Skagit Co., Wash.

Tax Parcel Number(s): P69216, 4001-001-012-0005

Lots 10, 11 and 12, Block 1, "SIMILK BEACH, SKAGIT CO., WASH.", as per plat recorded in Volume 4 of Plats, page 51, 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 8/06/2015

Rosemarie P. Dalsin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3270
AUG 18 2015

Amount Paid \$ 3055.92
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rosemarie P. Dalsin, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument:

Date: 8-17-15

Printed Name: VICKI L. HOFFMAN
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 10-8-17

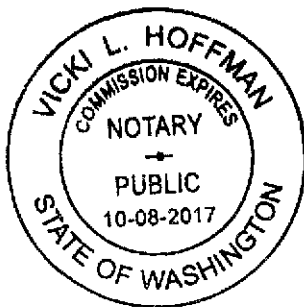


EXHIBIT A

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: Plat of Similk Beach, Skagit Co., Wash.

Recorded: October 5, 1927

Auditor's No.: 207367 (Volume 4 of Plats, page 51)

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Similk Beach Development Company

Recorded: January 10, 1935 and September 25, 1951

Auditor's Nos.: 266914 and 466082

Purpose: Water and sewer pipe lines and telephone and electric transmission lines

Area Affected: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

C. Restrictive covenants contained in Deeds recorded under Auditor's File Nos. 227401, 233481 and 523065, through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 29, 2008

Auditor's No.: 200804290206

Regarding: Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.