



201511170066

When recorded return to:

Terrence N. Schoenthal and Martha R. Schoenthal
1822 Buccaneer Place
Anchorage, AK 99501

Skagit County Auditor

\$76.00

11/17/2015 Page

1 of

4 2:21PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025444A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154687
NOV 17 2015

Amount Paid \$ 10,542.⁶⁰
Skagit Co. Treasurer
By *M. M. Deputy*

P58261, P31098, P100904

CHICAGO TITLE
620025444A

STATUTORY WARRANTY DEED

THE GRANTOR(S) William C. Davisson, An unmarried person as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Terrence N. Schoenthal and Martha R. Schoenthal, a married
couple

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

PARCEL "A":

Lots 5 and 6, Block 201, of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat
recorded in
Volume 2 of Plats, page 9, records of Skagit County

Situated in Skagit County, Washington.

PARCEL "B":

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific
Railroad on the plat of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded
in Volume 2 of Plats,
page 9, records of Skagit County, being more particularly described as follows:

Beginning at the Southwest corner of Block 201 of said plat; thence North 21°36'44" West along
the Westerly line of Block 201, a distance of 200.00 feet to the Northwest corner of said Block 201;

Thence North 72°12'09" East along the Northerly line of said Block 201, a distance of 120.25 feet
to the true point of beginning;

Thence North 21°36'44" West, a distance of 144.89 feet; thence North 71°17'58" East, a distance
of 60.06 feet;

Thence South 21°36'44" East, a distance of 145.84 feet to a point on the Northerly line of said
Block 201;

Thence South 72°12'09" West, a distance of 60.12 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL "C":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions
of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Carolyn D.
Smothers by that certain Quit Claim Deed recorded June 27, 1988 as Auditor's File No.
8806270125.

STATUTORY WARRANTY DEED

(continued)

Tract "RR":

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23;
Thence West 305 feet;
Thence South 70°44' West 855 feet; thence South 23° East 112 feet;
Thence North 69°10' East 136 feet; thence North 70°53' East 533.5 feet;
Thence North 73°12' East 444 feet;
Thence North 17°45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;
Thence South 17°45' West, 32 feet; thence South 73°12' West 444 feet;
Thence South 70°53' West, 533 5/10 feet;
Thence South 69°10' West 136 feet;
Thence North 22°, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;
Thence South 17°45' West, 66 feet to the place of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P58261 / 3809-201-006-0005, P31698 / 350123-0-002-1205, P100904 / 350123-0-002-2400,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 9, 2015


William C. Davison

STATUTORY WARRANTY DEED
(continued)

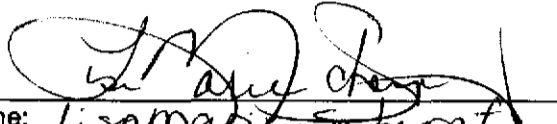
State of Oregon

County of Jelamook

I certify that I know or have satisfactory evidence that

William C Davison
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11.12.15



Name: Lisa Marie Scherpf
Notary Public in and for the State of Oregon
Residing at: Yamhill County, Oregon
My appointment expires: 4.5.19

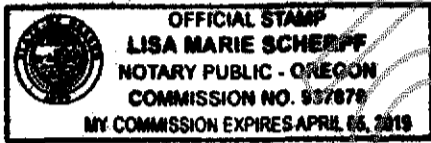


EXHIBIT "A"
Exceptions

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 24, 1954
Recording No.: 509693

2. Restrictions imposed on other Lots in Block 201, by Deeds executed by John Cheney and Margaret Cheney, husband and wife, former owners of subject property under Auditor's File Nos. 394692, 394693 and 395789, as follows:

All Lots in Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES", will be limited in use to residential purposes. No buildings or structures will be erected in Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES", North of a line, 144 feet North of the North line of Oakes Avenue, where said Avenue is contiguous to Block 201, and parallel thereto, the purposes of this restriction being to insure all the owners of property in Block 201, an equal view of Puget Sound.

3. Exceptions and reservations as contained in Deed
From: Burlington Northern Railroad Company
Recorded: September 11, 1987
Auditor's No.: 8709110001, records of Skagit County, WA
As follows:

EXCEPTING and RESERVING, however, unto said Grantor, its successors and assigns all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

4. Restrictions contained in deed
Recorded: March 18, 1992
Auditor's No.: 9203180107, records of Skagit County, WA
As follows:

Said property shall be combined or aggregated with adjoining property of the Grantee and shall not be utilized as a separate building site without the approval of the appropriate city of Anacortes officials. This deed is intended to be a boundary adjustment only without creating a new lot.

Affects: Parcel C

5. As to any portion of said land now, formerly or in the future covered by water. Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands, (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Assessments, if any, levied by City of Anacortes.
7. City, county or local improvement district assessments, if any.