



201512110079

When recorded return to:
Daniel E. Wheeler and Carol L. Wheeler
4520 Clipper Drive
Anacortes, WA 98221

Skagit County Auditor \$76.00
12/11/2015 Page 1 of 4 1:30PM

Recorded at the request of:
Guardian Northwest Title
File Number: A110376

Statutory Warranty Deed

A 110376

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Steven F. Lieberg and Linda A. Lieberg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel E. Wheeler and Carol L. Wheeler, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 36, San Juan Passage Phase 1

For Full Legal See Attached Exhibit "A"

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.

Tax Parcel Number(s): P128099, 4974-000-036-0000

Dated 11/22/2015

[Signature]
Steven F. Lieberg

[Signature]
Linda A. Lieberg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154998
DEC 11 2015

Amount Paid \$ 14,512.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven F. Lieberg and Linda A. Lieberg, 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: 12-10-15

[Signature]
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

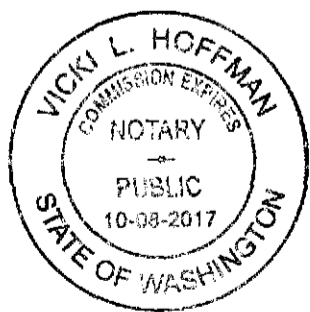


EXHIBIT A

Lot 36, PLAT OF SAN JUAN PASSAGE, PHASE I, as recorded under Auditor's File No. 200811260099, records of Skagit County, Washington.

Together with that portion of Tract B of said plat described as follows:

Beginning at the Southwest corner of Lot 36 as shown on said plat, thence South $31^{\circ}13'22''$ East along the extension of the West line Lot 36, a distance of 8.71 feet to the intersection with the Northerly margin of Clipper Drive as shown on said plat;
Thence North $58^{\circ}50'30''$ East along said Northerly margin, a distance of 39.39 feet to the intersection with a non-tangent curve to the left whose radius point bears South $51^{\circ}54'42''$ East 10.00 feet; Thence Northwesterly along said curve through a central angle of $83^{\circ}13'47''$, an arc distance of 14.53 feet;
Thence South $58^{\circ}41'14''$ West, a distance of 29.44 feet to the point of beginning.

EXHIBIT B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: January 3, 1997
Auditor's No. 9701030012
Purpose: Storm Water
Area Affected: Portion of Tracts Q and P of said plat

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Port of Anacortes
Recorded: September 15, 2006
Auditor's No. 200609150177
Purpose: Avigation Easement Agreement

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: G.P. Anacortes LLC
Recorded: September 15, 2006
Auditor's No. 200609150178
Purpose: View and Landscaping Easements

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: Not disclosed
Recorded: July 14, 2008
Auditor's No.: 200807140094
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. 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: San Juan Passage Phase I
Recorded: November 26, 2008
Auditor's No.: 200811260099

F. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 26, 2008
Auditor's No.: 200811260100
Executed By: G.P. Anacortes, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: May 24, 2011
Auditor's No.: 201105240062

G. 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: January 30, 2007
Auditor's No.: 200701300036

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

Recorded: May 24, 2011
Auditor's No.: 201105240061
Regarding: Native Growth Protection Easement

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.