



201606160014

Skagit County Auditor \$76.00
6/16/2016 Page 1 of 4 11:34AM

When recorded return to:

Morris Israel
4303 Marine Crest
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620027716

CHICAGO TITLE
620027716 STATUTORY WARRANTY DEED

THE GRANTOR(S) John H. Weldon, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Morris Israel, an unmarried person

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

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

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

Lot(s): 4 CITY OF ANACORTES SHORT PLAT NO: ANA 04-003 Tax/Map ID(s):

Tax Parcel Number(s): P123001 / 3858-000-065-0500,

Subject to:

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

Dated: June 14, 2016

John H. Weldon
John H. Weldon

State of Washington
County of SKAGIT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162465
JUN 16 2016
Amount Paid \$ 12,465.⁰⁰
Skagit Co. Treasurer
By Miriam Deputy

I certify that I know or have satisfactory evidence that

John H. Weldon
(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: June 15, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123001 / 3858-000-065-0500

Lot 4, CITY OF ANACORTES SHORT PLAT NO. ANA 04-003, approved May 16, 2005 and recorded May 20, 2005 under Auditor's File No. 200505200118, records of Skagit County Washington; being a portion of Tract 65, and the North Half of Tract 64, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, 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, or source of income, 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 on CITY OF ANACORTES SHORT PLAT NO. ANA 04-003:

Recording No: 200505200118

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary
a
Recording Date: June 16, 1987
Recording No.: 8706160051
Affects: Tract 65 of Anaco Beach

3. Agreement, including the terms and conditions thereof; entered into;

By: Todd Kirkpatrick
And Between: Skagit County
Recorded: July 18, 1988
Auditor's No. 8807180001, records of Skagit County, Washington
Providing: Mound Fill System Installation Conditional Agreement

4. View Encumbrance, including the terms and conditions thereof; created by instrument;

Recorded: November 22, 2000
Auditor's File No.: 200011220107, records of Skagit County, Washington

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary
app
Recording Date: February 14, 2005
Recording No.: 200502140153
Affects: As constructed or to be constructed on a portion of Lots 64 and 65 of
Anaco Beach

6. Agreement, including the terms and conditions thereof; entered into;

By: City of Anacortes
And Between: Todd Kirkpatrick
Recorded: May 23, 2005
Auditor's No. 200505230116, records of Skagit County, Washington
Providing: Allowing encroachment into right-of-way

7. Covenants, conditions, restrictions and easements 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, or source of income, 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: May 27, 2005
Recording No.: 200505270229

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 2005; July 19, 2005, January 20, 2006, April 24, 2007 and
December 3, 2015
Recording No.: 200507130131, 200507190001, 200601200010, 200704240095,
201512030061 and 201512030062

EXHIBIT "B"

Exceptions
(continued)

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Empire One Development and Holdings, Inc.
Recording Date: May 25, 2005
Recording No.: 200505270229

9. Record of Survey

Recording Date: December 1, 2005
Recording No.: 200512010170

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Marine Crest Association.
12. Assessments, if any, levied by City of Anacortes.