



201609160128

Skagit County Auditor \$76.00
9/16/2016 Page 1 of 4 3:38PM

When recorded return to:
Richard N. James and Beverly B. James
7365 Guemes Place
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112397

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

A 112397

x A.k.A. A.M. Gayle Stanford

THE GRANTOR Gayle A. Stanford, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard N. James and Beverly B. James, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Lot 18, Shore Acres Addn. to Guemes Island

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): P69150, 3999-000-018-0007, P69152, 3999-000-018-0114

Dated 9/12/2016

Gayle A. Stanford by *Justin P. Pook* atorney in fact
Gayle A. Stanford SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20164193

SEP 16 2016

Amount Paid \$ 1000.00

Skagit Co. Treasurer

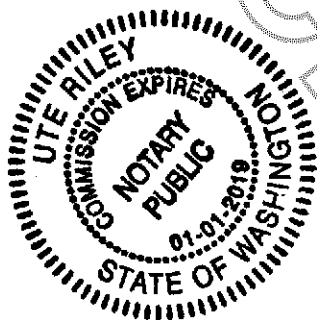
By *MG* Deputy

ACKNOWLEDGEMENT-Attorney in Fact

STATE OF WASHINGTON }
County of Pierce } ss

On this 14th day of September, 2016, before me personally appeared Kristen A. Pooler to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Gayle A. Stanford and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



[Handwritten Signature]

Notary Public in and for the State of Washington
Residing at: University Place
My Appointment Expires: 01/01/2019

UNOFFICIAL DOCUMENT

Order No:

EXHIBIT A

Parcel A:

Lot 18, "SHORE ACRES ADDITION TO GUEMES ISLAND", according to the plat thereof in Volume 7 of Plats, pages 90 and 91, records of Skagit County, Washington;

EXCEPT the East 1/2 thereof as conveyed by instrument recorded April 21, 1970, under Auditor's File No. 738109, records of Skagit County, Washington.

Parcel B:

The East half of Lot 18, "SHORE ACRES ADDITION TO GUEMES ISLAND", according to the plat recorded in Volume 7 of Plats, Pages 90 and 91, records of Skagit County, Washington.

Parcel C:

Easement rights appurtenant to Parcels A and B above as established by Easement recorded
September 14, 2016 as Auditor's File No. 201609140085

Order No:

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: Shore Acres Addition To Guemes Island
Recorded: August 25, 1958
Auditor's No.: Volume 7 of Plats, page 90

B. Matters as disclosed by survey performed by 360 Surveying and Mapping, LLC, dated 1/23/15, JOB NO. 14016, for Julia Pingree as attached to Easement recorded as Skagit County Auditor's File No. 201609140085. (See Informational Note I)

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gayle A. Stanford
Recorded:
Auditor's No.
Purpose: Ingress, egress, utilities, landscaping, recreation and use of an existing well and metal shed all as further described therein.
Area Affected: Parcel "C"

Subject to the following:

"The Grantor herein has no knowledge of and makes no guarantees about the quantity or quality of water in said well." (See Informational Note I)