



When recorded return to:
Timothy J. Arneson and Mary C. Horan
23 Sunflower Circle
Bellingham, WA 98229

Skagit County Auditor \$75.00
2/6/2017 Page 1 of 3 3:30PM

Recorded at the request of:
Guardian Northwest Title
File Number: A113070

Statutory Warranty Deed

A113070
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Roy Christiansen and Jacqueline Christiansen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy Arneson and Mary Horan, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 31 and Ptn. Lot 30, Marine Heights

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): P111769, 4695-000-031-0000

Dated 2-1-17

Roy Christiansen
Roy Christiansen

Jacqueline Christiansen
Jacqueline Christiansen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017487
FEB -6 2017

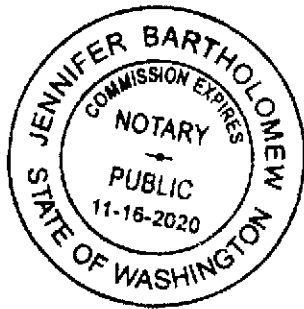
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 13,444.00
Skagit Co. Treasurer
By HB Deputy

I certify that I know or have satisfactory evidence that Roy Christiansen and Jacqueline Christiansen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-1-17

Jennifer Bartholomew
Printed Name: JENNIFER BARTHOLOMEW
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 11-16-2020



SCHEDULE "B-1"

EXCEPTIONS:

«Commitment Schedule B 1»

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: Marine Heights
Recorded: July 22, 1997
Auditor's No: 9707220058

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

Dated: July 30, 1997
Recorded: July 30, 1997
Auditor's No: 9707300089
Executed by: Charger, Inc.

Said covenants were amended by documents recorded under Auditor's File Nos. 9708050055, 199909130145, 200210090113, 200312030076, 200504180011 and 200507080161.

C. Any tax, fee, assessments or charges as may be levied by Marine Heights Association.

D. LICENSE, INCLUDING THE TERMS AND CONDITIONS THEREOF, DISCLOSED BY INSTRUMENT(S);

Recorded: March 21, 2001
Auditor's No.: 200103210073
In favor of: James Macy

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: Boundary Lind Adjustment Survey for Marine Heights, L.L.C.
Recorded: August 8, 2001
Auditor's No.: 200108080075

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: James W. Macy and Linda S. Macy
Recorded: September 18, 2002
Auditor's No. 200209180111
Purpose: Ingress, egress, drainage and utilities
Area Affected: A 20 foot strip as delineated in said agreement

EXHIBIT A

Lot 31, PLAT OF MARINE HEIGHTS, as recorded in Volume 16 of Plats, pages 173 through 175, records of Skagit County, Washington;

TOGETHER WITH the following portion of Lot 30 of said plat:

Beginning at the Northeast corner of said Lot 30;
Thence North $51^{\circ}54'01''$ West, along the North line of said Lot 30 a distance of 165.86 feet to the Northwest corner of said Lot 30;
Thence South $1^{\circ}22'43''$ West, along the West line of said Lot 30 a distance of 58.82 feet;
Thence North $46^{\circ}22'24''$ East a distance of 12.95 feet;
Thence along a curve to the right having a radius of 25.5 feet which Bears South $43^{\circ}37'36''$ East through a central angle of $81^{\circ}43'35''$ and arc distance of 36.37 feet;
Thence South $51^{\circ}54'01''$ East parallel to and 10 feet Southerly of the North line of said Lot 30 a distance of 102.38 feet;
Thence along a curve to the right having a radius of 50.00 feet which bears South $53^{\circ}34'09''$ East through a central angle of $14^{\circ}25'46''$ an arc distance of 12.59 feet to the point of beginning.

Situated in Skagit County, Washington.