

When recorded return to:

Betty J Dominy
9253 View Ave NW
Seattle, WA 98117



201708180100

Skagit County Auditor

\$77.00

8/18/2017 Page

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4

4:02PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031152

CHICAGO TITLE
U20031152

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kari Hannevold, an unmarried person as her 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 Betty J Dominy, a married woman, as her sole and separate property

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

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 99-0026, recorded December 17, 2002, under Auditor's File No. 200212170074, records of Skagit County, Washington; being a portion of Lots 57 and 58, 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.

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

Tax Parcel Number(s): P61862 / 3858-000-058-0107,

Subject to:

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

Dated: August 14, 2017

Kari Hannevold

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3895
AUG 18 2017

Amount Paid \$ 11,984.40
Skagit Co. Treasurer
By *hsm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that

Karl Hannevold

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

Dated: August 17, 2017

Lourea L. Garka

Name: Lourea L. Garka

Notary Public in and for the State of WA

Residing at: Arlington

My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys
and roads
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 6, 1972
Auditor's No(s): 773630, records of Skagit County, Washington
In favor of: Owners of Lots 57 through 62
For: Well, water line and roadway
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 30, 1980
Auditor's No(s): 8007300003, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
4. Easement for private road, access and utilities as disclosed by Short Plat No. 114-78,
approved September 26, 1980, recorded in Volume 4 of Short Plats, page 185, records of
Skagit County, Washington.
5. Easement for ingress and egress over a right of way not to exceed 20 feet in width to be
established by Estvold Development Company as disclosed by numerous Deeds of record.
6. Agreement, including the terms and conditions thereof; entered into;
By and Between: Adjacent property owners
Recorded: June 14, 1990
Auditor's No.: 9006140092, records of Skagit County, Washington
Providing: Definition of location easements
7. Agreement, including the terms and conditions thereof; entered into;
By and Between: Adjacent property owners
Recorded: August 29, 1990
Auditor's No.: 9008290036, records of Skagit County, Washington
Providing: Definition of location of easements
8. Agreement, including the terms and conditions thereof; entered into;
By and Between: Adjacent property owners
Recorded: August 29, 1990
Auditor's No.: 9008290037, records of Skagit County, Washington
Providing: Definition of location of easements
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting
any covenant, condition or restriction based on race, color, religion, sex, handicap, familial
status, or national origin unless and only to the extent that said covenant (a) is exempt under
Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not
discriminate against handicap persons;
Recorded: February 22, 1991
Auditor's No(s): 9102220064, records of Skagit County, Washington
Executed By: Skagit County Public Works Department
For: Establish the standard 60 foot ingress, egress and utilities easement over
said lots
10. Correction easement and Maintenance Agreement among adjacent property owners recorded
December 17, 2002, under Auditor's File No. 200212170077, records of Skagit County,
Washington, a copy of which is hereto attached.
11. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 23, 1980
Auditor's No.: 8009230005, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

EXHIBIT "A"

Exceptions (continued)

12. Correction easement and Maintenance Agreement among adjacent property owners recorded December 17, 2002, under Auditor's File No. 200212170076, records of Skagit County, Washington.
13. Confirmation of easement recorded May 30, 2000, under Auditor's File No. 200005300129, records of Skagit County, Washington, a copy of which is attached hereto.
14. Obligations set forth, including the terms and provisions thereof, set forth in "Emergency Access Easement" recorded August 31, 2001, under Auditor's File No. 200108310170, records of Skagit County, Washington, a copy of which is attached hereto.
15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Short Plat No. SP 99-0026:

Recording No: 200212170074
16. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 17, 2002
Recording No.: 200212170074
Matters shown: Encroachment of a shed on the property to the North by approximately 18 feet
17. Findings, Conclusions and Decisions - Final Approval of Short Plat including the terms, covenants and provisions thereof

Recording Date: November 13, 2002
Recording No.: 200211130093
18. Road Maintenance Agreement, including the terms, covenants and provisions thereof;

Recording Date: December 17, 2002
Recording No.: 200212170075
19. Protected Critical Area Agreement, and the terms and conditions thereof;

Recording Date: December 17, 2002
Recording No.: 200212170078
20. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Emergency vehicle access
Recording Date: December 19, 2002
Recording No.: 200212190153
21. City, county or local improvement district assessments, if any.