



201708210143

Skagit County Auditor

\$78.00

8/21/2017 Page

1 of

5 11:56AM

**When recorded return to:**

Scott A. Smith and Lynn M Skordal  
105 North 1st Street Unit 2 and 2A  
La Conner, WA 98257

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031075

**CHICAGO TITLE**  
**620031075**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Darren L Sipe and Janice M Sipe, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Scott A Smith and Lynn M Skordal, a married couple

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

Unit 2 and 2A, LA CONNER LANDING CONDOMINIUM, according to Declaration thereof recorded under Auditor's File No. 9609240006 and any amendments thereto, records of Skagit County, Washington AND First Amendment to Survey Map and Plans thereof recorded October 11, 1999, under Auditor's File No. 199910110059, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P116193/ 4738-000-002-0000, P116194/ 4738-000-002-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173909

AUG 21 2017

WA-CT-FNRV-02150.620019-620031075

Amount Paid \$ 7881.50

Skagit Co. Treasurer

By HB

Deputy

Dated: August 16, 2017

Darren L Sipe  
Darren L Sipe

Janice M. Sipe  
Janice M Sipe

State of wa

County of SKagit

I certify that I know or have satisfactory evidence that Darren L Sipe Janice M Sipe 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: August 17, 2017

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of wa  
Residing at: Ortington  
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, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 6, 1995  
Auditor's No(s): 9507060055, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: Natural gas pipeline or pipelines  
Affects: 10 foot right of way across said premises  
  
Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 24, 1996  
Auditor's No(s): 9609240003, records of Skagit County, Washington  
In favor of: Donald S. Olson  
For: Encroachment of an existing ramp, trash disposal, ingress, egress and utilities
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 24, 1996  
Auditor's No(s): 9609240004, records of Skagit County, Washington  
In favor of: Lot 4 and the East 50 feet of the South 57 feet of Lots 5 and 6, Block 1. CALHOUN ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington  
For: Utilities, appurtenances and encroachment by the roof  
  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
4. Agreement, including the terms and conditions thereof, entered into;  
By: Donald S. Olson  
And Between: La Conner Ventures, Inc.  
Recorded: September 24, 1996  
Auditor's No.: 9609240003, records of Skagit County, Washington  
Providing: Mutual Easement Agreement
5. Easement Grant and the terms and conditions thereof:  
  
Recording Date: September 24, 1996  
Recording No.: 9609240004
6. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: September 24, 1996  
Auditor's No.: 9609240006, records of Skagit County, Washington

## EXHIBIT "A"

### Exceptions (continued)

And in Amendments thereto

Recorded: October 16, 1996 and October 11, 1999  
Auditor's No.: 9610160001 and 199910110095, records of Skagit County,  
Washington

Said declaration includes, but is not limited to, the right Declarant to withdraw real property which constitutes a portion of Common Elements insured herein AND/OR to encumber any portion of said real property.

Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: October 29, 1996  
Auditor's No(s): 9610290089, records of Skagit County, Washington  
Executed By: La Conner Ventures, Inc.

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 24, 1996  
Auditor's No(s): 9609240006, records of Skagit County, Washington  
Imposed By: Unit Owners Association of La Conner Landing Condominium

9. 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 LA CONNER LANDING CONDOMINIUM:

Recording No: 9609240005

10. 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 FIRST AMENDMENT TO SURVEY & MAP PLANS FOR LA CONNER LANDING CONDOMINIUM:

## EXHIBIT "A"

### Exceptions (continued)

Recording No: 9910110059

11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of LaConner.
14. Assessments, if any, levied by Unit Owners of La Conner Landing Condo.