



Skagit County Auditor
1/22/2018 Page 1 of 4 1:18PM \$77.00

When recorded return to:
Martin W Savinsky and Mary Ann Savinsky
7057 San Juan Hill Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 115020

Statutory Warranty Deed 115020
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR *Kathleen S. Crawford*, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to *Martin W. Savinsky and Mary Ann Savinsky*, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 1 - 20, Block 10, Fidalgo Bay Addn. to Anacortes

Tax Parcel Number(s): P60685, 3841-010-040-0008

Lots 1-20, Block 10, "FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington; TOGETHER WITH those portions of vacated Washington Avenue and vacated Wall Street that inures thereto by operation of law. EXCEPT any portion lying within the boundaries of Fidalgo Bay Road. ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and underground utilities over that portion of the East 1/2 of vacated Wall Street, beginning at the North line of vacated Virginia Avenue (aka the intersection of San Juan Hill Lane and Wall Street) and terminating at the North line of vacated Washington Avenue, as described in the Plat of "FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington. 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 "A" attached hereto

Dated 01/20/2018

Kathleen S. Crawford
Kathleen S. Crawford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018243
JAN 22 2018
Amount Paid \$9,261.00
Skagit Co. Treasurer
By *MUM* Deputy

STATE OF Missouri
COUNTY OF Christian } SS:

I certify that I know or have satisfactory evidence that Kathleen S. Crawford, 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: 1-20-2018

Jacqueline Neill
Printed Name: Jacqueline Neill
Notary Public in and for the State of Missouri
Residing at Christian County
My appointment expires: 4-12-2019

Jacqueline Neill
Notary Public - Notary Seal
STATE OF MISSOURI - Christian County
My Commission Expires April 12, 2019
Commission #15624616

Exhibit A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Harold Johnson and Doris Johnson, husband and wife
And: John L. Miller and Margaret K. Miller, husband and wife
Dated: July 9, 1990
Recorded: October 1, 1990
Auditor's No.: 9010010060
Regarding: Development improvements and reversionary clause
Affects: Blocks 9, 10, 11 and 12

Said instrument was modified by instrument recorded November 1, 1990 under Auditor's File No. 9011010083.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: North Fidalgo Bay Investments Inc.; Cully Road Development, Inc. and D. David McMillen and Margaret A. Studer, husband and wife
Dated: May 16, 1995
Recorded: May 30, 1995
Auditor's No. 9505300697
Purpose: A non-exclusive easement for ingress and egress and utilities
Area Affected: Access easement

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Karl W. Nevitt
Dated: December 6, 1993
Recorded: June 26, 1998
Auditor's No. 9806260018
Purpose: A non-exclusive easement for ingress and egress and utilities
Area Affected: Access easement

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John L. Miller and Margaret K. Miller, husband and wife; and Phyllis Lamb, a single woman
Dated: October 22, 1998
Recorded: October 23, 1998
Auditor's No. 9810230088
Purpose: A non-exclusive easement for ingress and egress and utilities
Area Affected: Access easement

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Waterlines together with ingress and egress
In Favor Of: City of Anacortes
Recorded: April 20, 1992
Auditor's No. 9204200037
Affects: Portion of easement area

Further access granted to City of Anacortes by document recorded December 21, 1994 under Auditor's File No. 9412210105.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Lots J-4, J-5 and J-6
Recorded: October 13, 1999
Auditor's No. 199910130072
Purpose: ingress, egress and utilities
Area Affected: Easement area

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

Dated: April 22, 1991
Recorded: April 22, 1991
Auditor's No.: 9104220048
Executed By: John L. Miller and Margaret K. Miller

Said covenants, conditions and restrictions were amended by instruments recorded in the Office of the Skagit County Auditor under Auditor's File Nos. 9109120049, 9208270046, 9510240136, 9607120100 and 9704030052.

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 19, 2002
Auditor's No. 200206190072
Purpose: Ingress, egress and utilities
Area Affected: Common access

((OPTIONAL))

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Donald Neutzman and Martha V. Neutzman, husband and wife
Recorded: September 13, 1977
Auditor's No. 864622
Purpose: A non-exclusive easement and right-of-way for water pipeline purposes
Area Affected: Portion of Lots 21-40 Block 12 and Lots 16-26, Block 5

((OPTIONAL))

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation of the State of Washington
Dated: October 20, 1977
Recorded: November 3, 1977
Auditor's No. 967962
Purpose: Water pipeline
Area Affected: Lots 5-10 Block 14; Lots 16-20, 22-27 Block 12; Lots 21 and 22 Block 11 and Lots 11 and 12 Block 13

((OPTIONAL))

K. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Lots J-4, J-5 and J-6
Recorded: October 13, 1999
Auditor's No. 199910130072
Purpose: Septic drainfield and setback
Area Affected: Lots 6 and 35, Block 11 and Lots 6 and 35, Block 12

((OPTIONAL)) Different for various lots recorded January 14, 1931

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation of the State of Washington
Dated:
Recorded:
Auditor's No.
Purpose: A permanent easement right and privilege over, upon and across.....
Area Affected: A strip of land 24 feet in width