



201803150066

Skagit County Auditor \$75.00
3/15/2018 Page 1 of 2 11:00AM

When recorded return to:
Ernest S Hutchins and Mary P Hutchins
P.O. Box 1648
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A115396

GUARDIAN NORTHWEST TITLE CO.
Statutory Warranty Deed A 115396

THE GRANTORS Paul Case and Erinn Case, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Ernest S. Hutchins and Mary P. Hutchins, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

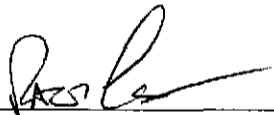
Abbreviated Legal:
Ptn. Lots 3 & 4, Island View Park No. 2

Tax Parcel Number(s): **P57655, 3799-000-003-0105, P99189, 3799-000-004-0100**

The East 40 feet of Lot 4 and the West 45 feet of Lot 3, "ISLAND VIEW PARK NO. 2", according to the plat thereof recorded in Volume 7 of Plats, page 78, 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 13 MAR 18



Paul Case



Erinn Case


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 1000
MAR 15 2018

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 8175.20
By 118 Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Paul Case and Erinn Case, 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: 03/13/2018



Printed Name: Barbara A Granger
Notary Public in and for the State of Washington
Residing at Sedro Woolley, WA
My appointment expires: 04/25/2021



Order No:

EXHIBIT "A"

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: Island View Park No. 2
Recorded: December 20, 1957
Auditor's No.: 559889

The 10 foot Easement as delineated on said Plat that runs through Lot 4 has been modified by documents recorded under Auditor's File Nos. 566444 and 7903280004.

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

Recorded: December 20, 1957
Auditor's No.: 559890
Executed By: John Utterstrom and Mable Utterstrom

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: December 7, 1959
Auditor's No. 588595
Purpose: Drainage
Area Affected: Portion of real estate under search

Said Easement was modified by document recorded under Auditor's File No. 7903280004.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: See document
Recorded: April 5, 1979
Auditor's No. 7904050075
Purpose: Drainage
Area Affected: Portion of real estate under search

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: Survey
Recorded: June 14, 2000
Auditor's No.: 200006140163

F. 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: Survey
Recorded: January 5, 2011
Auditor's No.: 201101050021