

When recorded return to:
David T. Vopnford and Terri S. Vopnford
13632 Slice Street
Anacortes, WA 98221



201806080076

06/08/2018 01:52 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034250

CHICAGO TITLE
620034250

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Cotton, Trustee of the Michael J. Cotton Revocable Living Trust dated November 26, 1991

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David T. Vopnford and Terri S. Vopnford, a married couple

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

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

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

Lot(s): 3 and Ptn. 2 Block: 2 MADRONA VIEW TO SIMILK BEACH

Tax Parcel Number(s): P69318 / 4003-002-003-0001, P69319 / 4003-002-004-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182474
JUN 08 2018

Amount Paid \$ 13,390.60
Skagit Co. Treasurer
By *Jm&m* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2018

Michael J. Cotton, Trustee of the Michael J. Cotton Revocable Living Trust dated November 26, 1991

BY: Michael J Cotton Trustee
Michael J. Cotton
Trustee

State of WA
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael J Cotton

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Michael J. Cotton Revocable Living Trust dated November 26, 1991 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 4, 2018

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

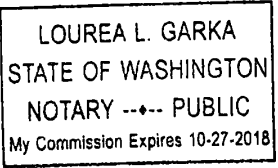


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69318 / 4003-002-003-0001 and P69319 / 4003-002-004-0000

Lots 2, 3 and 4, Block 2, MADRONA VIEW ADDITION TO SIMILK BEACH, according to the plat thereof recorded in Volume 5 of Plats, pages 5 and 6, records of Skagit County, Washington;

EXCEPT that portion of Lot 2 lying Northerly and Westerly of the following described line:

Beginning at the Northeast corner of said Lot 2;
thence South 31°20' East along the East boundary of said lot a distance of 19.765 feet to the true point of beginning of this line description;
thence South 73°45' West a distance of 22.37 feet;
thence South 63°48' West a distance of 29.94 feet;
thence South 67°36' West a distance of 19.75 feet;
thence South 78°39' West a distance of 14.25 feet;
thence South 58°45' West a distance of 9.66 feet;
thence South 65°04' West to the West boundary of said Lot 2 and the terminus of this line description.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservation of a strip of land 4 feet in width from the back line, as an easement and right-of-way;
 Dated: October 18, 1935
 Recorded: December 23, 1935
 Auditor's File No.: 275046, records of Skagit County, Washington
 For: Water pipes, sewer pipes and telephone and electric lights, poles and wires
 Affects: Lot 3 and the North 25 feet of Lot 4

2. Reservation of a strip of land 4 feet in width from the back line and in the rear and on the rear end or side, as an easement and right-of-way;
 Dated: May 25, 1939 and May 27, 1941
 Auditor's File No.: 313455 and 339784, records of Skagit County, Washington
 For: Water pipes, sewer pipes and telephone and electric lights, poles and wires
 Affects: Lot 2, Lot 4, EXCEPT the Northerly 25 feet and Lot 5, EXCEPT the Southerly 45 feet

3. 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: December 23, 1935, May 25, 1939 and May 27, 1941
 Auditor's No(s): 275046, 313455, and 339784, records of Skagit County, Washington
 Executed By: Similk Beach Development Co., a Corporation

4. 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: December 31, 1991
 Auditor's No(s): 9112310156, records of Skagit County, Washington
 Executed By: Michael J. Cotton

 A. Cotton hereby agrees not to construct any buildings or to make any plantings which would obstruct the view of the water from the real property described on Exhibit 'A'. This restriction does not apply to any existing trees or vegetation on the subject property. This restriction is for the purpose of protecting Garzina's view from said property.

 B. That in the event that it is necessary to enforce the terms of this covenant, the prevailing party shall be entitled to their reasonable attorney's fees and costs.

EXHIBIT "B"Exceptions
(continued)

C. That this agreement shall be binding upon the heirs, successors and assigns of Cotton and Garzina.

5. Record of Survey

Recording Date: February 24, 1992
Recording No.: 9202240066

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 23, 2006
Auditor's No(s): 200608230048, records of Skagit County, Washington
In favor of: Michael J. Cotton, Trustee of the Michael J. Cotton Revocable Living Trust

For: An easement for installation, maintenance, repair, replacement of a
secondary Glendon septic tank

7. Record of Survey

Recording Date: September 15, 2006
Recording No.: 200609150173

8. Terms and conditions of Easement

Recording Date: March 25, 2009
Recording No.: 200903250012

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sandy Church and Sally Church, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: March 25, 2009
Recording No.: 200903250013
Affects: Portion of said premises

10. 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.

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 16, 2016

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201612160184
Matters shown: Concrete bulkhead

Amended: December 30, 2016
Recording No: 201612300014

Amended: May 1, 2018
Recording No: 201805010057

12. City, county or local improvement district assessments, if any.