

201809280059
09/28/2018 11:00 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Ronald D. Atkinson and Lori J. Atkinson
15374 Dewey Crest Lane ~~Anacortes, WA 98221~~ 8198 Maynard Rd.
Palo Cedro CA

Recorded at the request of:
Guardian Northwest Title & Escrow 96073
File Number: A116654

Statutory Warranty Deed

A116654
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS George Walbert and Lisa Woiwod, husband and wife, and Lauren A. Ward, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald D. Atkinson and Lori J. Atkinson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 51 and Ptn. Lot 52, Dewey Beach Add. 4

Tax Parcel Number(s): P65114, 3904-000-051-0009

Lot 51 and the North 50 feet of Lot 52 (as measured along the Easterly line thereof), "Dewey Beach Addition No. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Includes 1974 Broadmoor Manufactured Home, Vin #3332, Model 64T/24.
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 9-24-18

George Walbert
George Walbert

Lisa Woiwod
Lisa Woiwod

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184309
SEP 28 2018
Amount Paid \$4,722.⁰⁰
Skagit Co. Treasurer
By mm Deputy

When recorded return to:
Ronald D. Atkinson and Lori J. Atkinson
15374 Dewey Crest Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: A116654

Statutory Warranty Deed

THE GRANTORS George Walbert and Lauren A. Ward, each as their separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Ronald D. Atkinson and Lori J. Atkinson, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

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Dated 9-21-18

George Walbert



Lauren A. Ward

Order No:

STATE OF Ohio }
COUNTY OF Fairfield } SS:

I certify that I know or have satisfactory evidence that George Walbert and Lisa Woiwod 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: 9/24/18

Ashley Walls 
Printed Name:
Notary Public in and for the State of Ohio
Residing at Fairfield County
My appointment expires: 06/07/2023



ASHLEY WALLS
Notary Public, State of Ohio
My Commission Expires
06-07-2023

Order No:

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Lauren A. Ward 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: 9/21/18



Printed Name: _____
Notary Public in and for the State of WASHINGTON
Residing at Anacortes
My appointment expires: 2/9/19

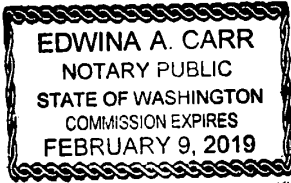


Exhibit A

EXCEPTIONS:

A. Reservations contained in Deed from the state of Washington recorded under Auditor's File No. 148586, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easement for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

B. Restrictions contained in Deeds to other lots in Plat of "DEWEY BEACH ADDITION NO. 3", which may be notice of a general plan, as follows:

"This property NOT to be used for commercial purposes."

C. Non-exclusive easement for Community Beach area over and across the tidelands of the Second Class situate in front of and adjacent to the South 100 feet of Government Lot 1 in Section 19, Township 34 North, Range 2 East, W.M., as conveyed to various property owners in "DEWEY BEACH ADDITION NOS. 3, 3-A and 4".

D. RESERVATIONS CONTAINED IN VARIOUS DEEDS OF RECORD, AS FOLLOWS:

1. For residential purposes only
2. Not more than one single-family dwelling with accessory buildings on each platted lot
3. No buildings to be erected not consistent with modern design and accepted standards and appearance
4. All buildings and overhangs to be at least 5 feet from side abutting property lines, and not less than 20 feet from road right-of-way.
5. Completion of outside finish of all buildings, with reasonable and attractive finish
6. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood, such as farm animals, etc.
7. No lot shall be used or maintained as a dumping ground for rubbish
8. It is hereby understood that these restrictions are for the common good of all parties concerned.

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: Dewey Beach Addition No. 4
Recorded: October 31, 1955
Auditor's No.: 526500

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington
Corporation
Dated: December 9, 1992
Recorded: December 18, 1992
Auditor's No.: 9212180063
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines and related facilities.