

POOR ORIGINAL



201902270103

02/27/2019 03:49 PM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

When recorded return to:

Steven C. Stout  
4404 H Avenue  
Anacortes, WA 98221

**GUARDIAN NORTHWEST TITLE CO.**  
**STATUTORY WARRANTY DEED** 19-1542

THE GRANTOR(S) Padilla Heights Properties, LLC, a Washington Limited Liability Company, .

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Stout Homes LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Lot 3 City of Anacortes BLA #2015-0009, AF 201510080086; Lot 4 City of  
Anacortes SP Marine Point Short Plat ANA 08-001 AF# 201001200001

*DTN Lots 67-69 Anaco Beach*

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 "B"  
attached hereto

Tax Parcel Number(s): P61871 & 3858-000-068-0006 & P123273 & 3858-000-069-0200

Dated: 2-27-19

Padilla Heights Properties, LLC, a Washington Limited Liability Company

By: *Michael J. Spink*  
Michael J. Spink, Manager/Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019669  
FEB 27 2019

Amount Paid \$ 3,565.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael J. Spink is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager/Member of Padilla Heights Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 27<sup>th</sup> day of February, 2019

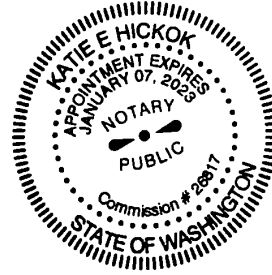


Signature

Katie E Hickok

Title

My appointment expires: 1-7-23



**ALTA COMMITMENT FOR TITLE INSURANCE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Exhibit A****File No.: 19-1542-KS****Loan No.:**

Parcel 1:

Lot 3, "City of Anacortes Boundary Line Adjustment No. BLA-2015-0009," recorded October 8, 2015, under Skagit County Auditor's File No. 201510080086; more fully described as follows:

Those portions of Lots 67, 68 and 69 "Anaco Beach, Skagit County, Washington", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, also being a portion of the Southeast quarter of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009, recorded under Skagit County Auditor's File No. 200408250062; thence North 57°52'27" West along the Southerly line of said Lot 1, also being the Northerly right-of-way margin of Anaco Beach Road, for a distance of 131.03 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of 51°11'06" (Called 51°10'43" on previous descriptions) an arc distance of 44.67 feet (called 44.66 feet on previous descriptions), more or less, to the Easterly right-of-way margin of Marine Drive; thence North 44°02'01" East along said Easterly right-of-way margin of Marine Drive for a distance of 130.22 feet to the TRUE POINT OF BEGINNING; thence continue North 44°02'01" East along said Easterly right-of-way margin for a distance of 96.66 feet, more or less, to the Southwesterly corner of Lot 4 City of Anacortes Short Plat No. ANA-08-001, as per Short Plat recorded under Skagit County Auditor's File No. 201001200001; thence South 57°58'11" East along the Southerly line of said Lot 4 for a distance of 114.28 feet, more or less, to the Easterly most corner of said Lot 4, , also being an angle point on the Westerly line of Lot 5 of said City of Anacortes Short Plat No. ANA-08-001; thence South 28°13'01" West along said Westerly line of Lot 5 for a distance of 20.06 feet, more or less, to the Southwest corner of said Lot 5; thence South 50°44'17" West for a distance of 102.86 feet; thence North 40°25'25" West for a distance of 10.64 feet, more or less to a point bearing South 45°57'59" East from the TRUE POINT OF BEGINNING thence North 45°57'59" West for a distance of 94.65 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel 2:

Lot 4, City of Anacortes Short Plat number ANA 08-001, approved December 21, 2009 and recorded January 20, 2010 under Auditor's file number 201001200001, being a portion of Lot 4 of that survey recorded under Auditor's File Number 200610020114 being located within a portion of Lots 67, 68 and 69 Anaco Beach, in Volume 5 of Plats, page 4, records of Skagit County, Washington.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment For Title Insurance 8-1-16 (4-2-18)  
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**EXHIBIT B**

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Anaco Beach recorded April 23, 1930 as Auditor's File No. Volume 5 of Plats, Page 4.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/surveys recorded December 22, 1995, December 27, 2002, March 2, 2004, March 22, 2004, August 25, 2004, October 2, 2006, October 16, 2006, December 20, 2006 and August 8, 2007 as Auditor's File No. 9512220100, 200212270040, 200403020078, 200403220173, 200408250062, 200610020114, 200610160102, 200612200173 and 200708080107.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Anaco Development Group, LLC, recorded December 18, 2006 as Auditor's File No. 200612180221.

Above covenants, conditions and restrictions were amended and recorded July 19, 2012 as Auditor's File No. 201207190059.

4. Restrictions imposed by instrument recorded December 20, 2006, under Auditor's File No. 200612200173.

5. Reservations, provisions and/or exceptions contained in instrument executed by Jack W. Papritz, et ux, recorded June 21, 1983 as Auditor's File No. 8306210043.

As Follows:

"SUBJECT TO the reservation by the grantors, for themselves, their successors or assigns, to top or cut down any trees; except vine maples, on Lot 67 that are rooted below 20 vertical feet from the level of the prominent natural ledge on the East end of Lots 67 and 68, the decision in either instance as to whether to top or cut down totally to be at the discretion of the lot owner, and all costs to be borne by the party making the request."

6. Reservations, provisions and/or exceptions contained in instrument executed by Todd Kirkpatrick and Carol A. Kirkpatrick, recorded September 8, 2003 as Auditor's File No. 200309080357 and 200309080358.

As Follows: Any future construction on this lot shall not unreasonably impede water view of property owner to Southeast (aka P61870).

NOTE: We Note an instrument recorded under Skagit County Auditor's File No. 200701160155, however both grantees were not notarized.

7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 18, 2007, as Auditor's File No. 200706180163.

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8. Reservations, provisions and/or exceptions contained in instrument executed by Jack W. Papritz and Gunvor M. Papritz, husband and wife, recorded January 4, 1984 as Auditor's File No. 8401040027.

Possible easement for drainfield over, under along and across the premises and/or the right to acquire such easement, In the event the above portion of Lot 68 does not meet the requirements of the Skagit County Health Department relative to percolation for septic tank purposes, the Grantors herein agree to provide a drainfield easement of suitable size and location on adjoining Lot 69.

9. Easement, affecting a portion of subject property for the purpose of drainfield including terms and provisions thereof granted to Daniel D. Palmer and Florence C. Palmer recorded January 4, 1984 as Auditor's File No. 8401040027

10. Agreement, affecting subject property, regarding Notice of Latecomer Connection Charges and the terms and provisions thereof between City of Anacortes and property owners, recorded February 1, 1996 as Auditor's File No. 9602010076.

11. Terms and conditions of City of Anacortes Ordinance No. 2121, recorded September 28, 1989 as Auditor's File No. 8909280040.

12. Terms and conditions of City of Anacortes Ordinance No. 2640, recorded February 18, 2004 as Auditor's File No. 200402180127.

13. Public or private easements, if any, lying within vacated portions.

14. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 456831, 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.

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 6, 1940, as Auditor's File No. 321630.

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 14, 1977, as Auditor's File No. 858311.

17. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Padilla Heights LLC recorded November 12, 2013 as Auditor's File No. 201311120074

18. Reservations, provisions and/or exceptions contained in instrument, recorded October 8, 2015 as Auditor's File No. 201510080085.

As Follows: "The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

19. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Marine Point Short Plat ANA 08-001 recorded January 20, 2010 as Auditor's File No. 201001200001.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Said instrument was amended by document recorded October 5, 2015, under Auditor's File No. 201510050097.

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20. Amendment to Easements, terms and conditions therein, recorded October 5, 2015 under Skagit County Auditor's File No. 201510050097, see instrument for full particulars.

21. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named City of Anacortes Boundary Line Adjustment No. BLA-2015-0009 recorded October 8, 2015 as Auditor's File No. 201510080086.

22. Public or private easements, if any, lying within vacated portions.

23. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 456831, 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.
24. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 6, 1940, as Auditor's File No. 321630.
25. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 14, 1977, as Auditor's File No. 858311.
26. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Padilla Heights LLC recorded November 12, 2013 as Auditor's File No. 201311120074
27. Reservations, provisions and/or exceptions contained in instrument recorded October 8, 2015 as Auditor's File No. 201510080085.  
As Follows: "The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."
28. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Marine Point Short Plat ANA 08-001 recorded January 20, 2010 as Auditor's File No. 201001200001.
- The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2013, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
- Said instrument was amended by document recorded October 5, 2015, under Auditor's File No. 201510050097.
29. Amendment to Easements, terms and conditions therein, recorded October 5, 2015 under Skagit County Auditor's File No. 201510050097, see instrument for full particulars
30. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named City of Anacortes Boundary Line Adjustment No. BLA-2015-0009 recorded October 8, 2015 as Auditor's File No. 201510080086.