

Skagit County Auditor
4/15/2016 Page

1 of 3 11:45AM
\$75.00

When recorded return to:
Rebecca A. Miller
1418 Georgia Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024156

CHICAGO TITLE
620024156

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edgar Uhlmann, a single person and Sophia Park, a single person, each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Rebecca A. Miller, a single person, as her separate estate

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): PTN LOTS 1-3 Unit(S): Block: 707 NORTHERN PACIFIC ADD TO ANACORTES

Tax Parcel Number(s): P58504 / 3809-707-002-0005

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 11, 2016

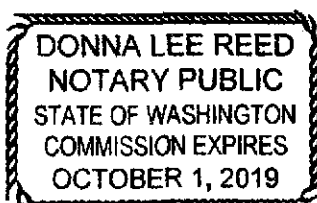
Edgar Uhlmann

Sophia Park

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
Edgar Uhlmann and Sophia Park
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4/12/16



Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manzanita, WA
My appointment expires: 10/1/2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161355
APR 15 2016

Amount Paid \$ 6413.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

EXHIBIT "A"
Legal Description
(continued)

For APN/Parcel ID(s): P58504 / 3809-707-002-0005

That portion of Lots 1-6, Block 707, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, lying Southerly and Easterly of the following described line:

Beginning at the Northeast corner of said Lot 1;
Thence South 20 degrees 17'36" East along the Easterly boundary of said Lot 1 a distance of 30.00 feet to the TRUE POINT OF BEGINNING;
Thence North 65 degrees 17'36" West a distance of 14.14 feet to a point 20.00 feet Southeasterly, measured perpendicularly, from the Northerly line of said Lot 1;
Thence South 69 degrees 42'24" West parallel with said Northerly line a distance of 73.99 feet to a point 14.00 feet Southwesterly, measured perpendicularly, from the Westerly line of said Lot 2;
Thence South 20 degrees 17'36" East parallel with said Westerly line a distance of 90.00 feet to the Southerly line of said Block 707 and the terminus of said line, said terminus point lying 14.00 feet, South 69 degrees 42' 24" West from the Southwest corner of said Lot 2.

(Also known as Parcel A of Boundary Line Adjustment Survey recorded under Auditor's File No. 201408150014).

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: November 24, 1954
Auditor's No(s): 509693, records of Skagit County, Washington
Executed By: Park Estates Development Co., a limited partnership, et al

2. Terms and conditions of Easement

Recording Date: July 21, 2014
Recording No.: 201407210091

3. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: August 15, 2014
Recording No.: 201408150013

4. Boundary Line Adjustment Survey

Recording Date: August 15, 2014
Recording No.: 201408150014

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

Granted to: Edgar Uhlmann and Sophia Park
Purpose: Landscape purposes
Recording Date: April 23, 2015
Recording No.: 201504230044
Affects: Westerly portion of said premises

6. Easement for Landscape Purposes and the terms and conditions thereof:

Recording Date: April 23, 2015
Recording No.: 201504230045

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.