

When recorded return to:

David Kyle Shultz and Jessica Nicole Shultz
1687 Powhatan St
Norfolk, VA 23511



201709150100

Skagit County Auditor

9/15/2017 Page

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\$77.00

4 11:40AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031438

CHICAGO TITLE
620031438

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey J. Demet and Fallon E. Demet, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to David Kyle Shultz and Jessica Nicole Shultz, a married couple

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

Lot 1, "CEDAR GLEN PLAT, PHASE II," according to the plat thereof, recorded November 13, 2003, under Skagit County Auditor's File No. 200311130098.

Situate in Skagit County, Washington

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

26174363

SEP 15 2017

Tax Parcel Number(s): P120972 / 4825-000-001-0000

Subject to:

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

Amount Paid \$ 8047.64
By BT Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 11, 2017

Jeffrey J. Demet
Jeffrey J. Demet
Fallon E. Demet
Fallon E. Demet

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey J. Demet and Fallon E. Demet are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 14, 2017

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

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 20, 1981
Auditor's No(s): 8108200071, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a corporation, and
its successors or assigns
For: "... install, inspect and maintain all of the facilities necessary to provide
communication service, power service and other related
services... "

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 11, 1981
Auditor's No.: 8109110033, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 31, 2003
Auditor's No.: 200303310327, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 4, 2003
Auditor's No(s): 200309040153, records of Skagit County, Washington
In favor of: Port of Anacortes, a Washington municipal corporation
For: A perpetual exclusive easement of the free and unobstructed use and
passage of all types of Aircraft
Affects: Over, across and through the airspace in excess of 35 feet above the
property and in the vicinity of the property

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex,

EXHIBIT "A"

Exceptions (continued)

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, as set forth on **CEDAR GLEN PLAT PHASE II:**

Recording No.: 200311130098

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

Purpose: Private, shared driveway access and utility easements
Recording Date: February 20, 2004 and March 19, 2004
Recording No.: 200402200114 and 200403190120

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.