

When recorded return to:
Lukas D. Meyers and Hana Sumbera
17705 West Big Lake Blvd
Mt Vernon WA 98274



201106290120
Skagit County Auditor

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Recorded at the request of:
Guardian Northwest Title
File Number: 101719

Statutory Warranty Deed

101719-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joseph K. Schlosser and Patricia A. Phillips, 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 Lukas D. Meyers, a single individual and Hana O. Sumbera, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Tracts 11 and 12, "BIG LAKE WATERFRONT TRACTS"

For Full Legal See Attached Exhibit "A"

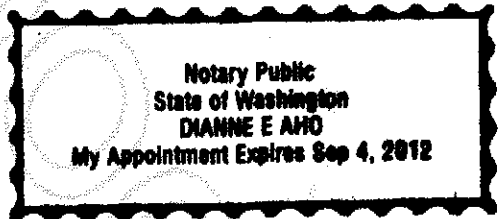
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P61972, 3862-000-012-0304

Dated 6-22-11

Joseph K. Schlosser
Joseph K. Schlosser

Patricia A. Phillips
Patricia A. Phillips



STATE OF Washington }
COUNTY OF Skagit Snohomish } SS:

I certify that I know or have satisfactory evidence that Joseph K. Schlosser and Patricia A. Phillips, 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: 6-22-11

D E A
Printed Name: Katie Hiekok Dianne Aho
Notary Public in and for the State of Washington
Residing at Everett, WA
My appointment expires: 1/07/2015 9.4.2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
* 1926
JUN 29 2011
Amount Paid \$ 2808.50
Skagit Co. Treasurer
By WMM Deputy

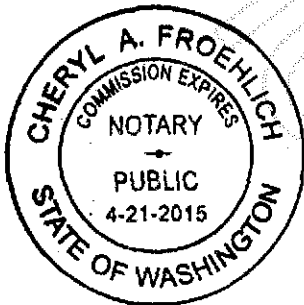
STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Joseph R. Schlosser
_____ to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as hus free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of June, 2011.



[Signature]
Notary Public in and for the State of Washington,
residing at Burlington
My appointment expires 4-21-15



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EXHIBIT A

The Easterly 135 feet of the Westerly 270 feet of the following described tract:

Tract 11, EXCEPT the Northerly 60 feet thereof (as measured along Big Lake Boulevard) and the Northerly 35 feet (as measured along Big Lake Boulevard) of Tract 12 in "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the Northerly 15 feet of the following: Tract 11, EXCEPT the Northerly 60 feet thereof (as measured along Big Lake Boulevard) in "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Also known as a portion of Parcel "A", Short Plat No. 3-73.



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UNRECORDED

Exhibit B

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 101719
5 of 10

SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. 3-73
Unrecorded (copy attached)

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Jim R. Feely
Recorded: October 12, 1982
Auditor's No. 8210120025
Purpose: Ingress, egress and utilities
Area Affected: North 15 feet of subject property and other property

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Jim R. Feely
And: Gerald R. Severson and Skagit County Sewer District
Dated: January 25, 1983
Recorded: February 1, 1983
Auditor's No. 8302010018
Regarding: Side Sewer Easement

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: September 1, 1993
Auditor's No. 9309010102
Purpose: Pipeline
Area Affected: North 15 feet of subject property

Said easement was also granted by Gerald R. and Marjorie G. Severson under Auditor's File No. 9309140035.



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