

When recorded return to:
Michael R. Shipley and Shannon Shipley
29614 Lyman Hamilton Hwy
Sedro Woolley, WA 98284



201308070061

Skagit County Auditor \$73.00
8/7/2013 Page 1 of 2 3:31PM

Recorded at the request of:

File Number: 104480

Statutory Warranty Deed

104480-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Brad Wilson and Heather Wilson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael R. Shipley and Shannon Shipley, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 13, Township 35 North, Range 5 East; Ptn. W 1/2 of NE 1/4 (aka Lot 3, Short Plat 99-78)

Tax Parcel Number(s): P112716, 350513-0-015-0200

Lot 3, Short Plat No. 99-78, approved June 17, 1981, recorded July 9, 1981, in Book 5 of Short Plats, page 95, under Auditor's File No. 8107090010 and being a portion of the West 1/2 of the Northeast 1/4 of Section 13, Township 35 North, Range 5 East, W.M., TOGETHER WITH an easement for road and utilities over and across Minkler Lane and Lakeview Lane as shown on the face of said Short Plat.

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 8-6-13

[Signature]
Brad Wilson

[Signature]
Heather Wilson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20130807
AUG 07 2013

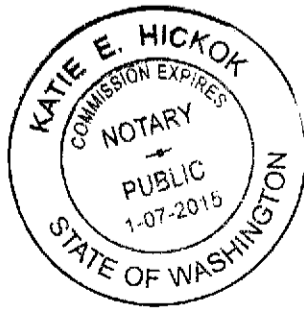
Amount Paid \$ 3505.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brad Wilson and Heather Wilson, 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: 8-6-13

[Signature]



Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at [Address]
My appointment expires: 1/07/2015

Exhibit A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: W.M. Lindsey and Emma Lindsey, husband
and wife
Recorded: April 10, 1900
Auditor's No.: 33127
As Follows:

"All coal and other minerals being expressly reserved and excepted from this conveyance." Said mineral rights now vested of record in Skagit County, under tax deed issued November 13, 1920 and filed for record December 30, 1920, under Auditor's file No. 146798."

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

Name: Short Plat 99-78
Recorded: July 9, 1981
Auditor's No.: 8107090010

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Minkler Lake.

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

F. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Lake herein named, or its banks, or which may result from such change in the future.

Lake: Minkler Lake

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



201308070061