

Skagit County Auditor  
4/15/2014 Page

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3

\$74.00  
1:45PM

When recorded return to:  
Daniel J. Segars and Kelli L. Segars  
24128 North Westview Road  
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 107328

### Statutory Warranty Deed

THE GRANTORS James E. Ross and Nancy J. Ross, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel J. Segars and Kelli L. Segars, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:  
Lots 11 and 12 Block 41 Town of Montborne

107328-1

Tax Parcel Number(s): P74667, 4135-041-012-0000

Lot 11 and 12, Block 41, "PLAT OF THE TOWN OF MONTBORNE ", according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington; TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining which would attach to said premises by due process of law; EXCEPT the Northeasterly 40 feet thereof as conveyed to Skagit County by Deed recorded under Auditor's File No. 397033, records of Skagit County Washington.

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 4-11-14

James E. Ross  
James E. Ross

Nancy J. Ross  
Nancy J. Ross

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20141223  
APR 15 2014

Amount Paid \$ 12,910.<sup>00</sup>  
Skagit Co. Treasurer  
By MEM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James E. Ross and Nancy J. Ross, 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: 4-11-14

Katie Hickok

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

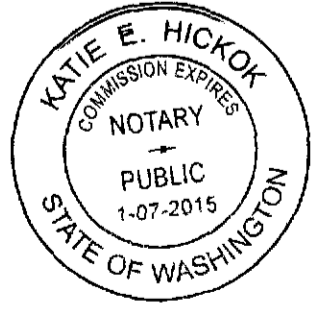


Exhibit A

**EXCEPTIONS:**

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2  
Recorded: January 30, 1979  
Auditor's No. 895754  
Purpose: Sanitary Sewer  
Area Affected: Portion of real estate under search

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ernest Olmstead  
Recorded: June 23, 1988  
Auditor's No. 8806230069  
Purpose: Access  
Area Affected: Portion of real estate under search

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: June 21, 2002  
Auditor's No.: 200206210110

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 12, 2002  
Auditor's No.: 200209120015  
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. 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.)

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



201404150071

F. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

G. Possible violation of rights of riparian proprietors of the body of water named below, because of the improvement herein stated, which extends into the bed of said body of water.

Name of Body of Water: Big Lake  
Improvement: Dock

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

