

Skagit County Auditor 6/25/2014 Page 1 of 2 3:42PM \$73.00

When recorded return to: Steven E. King and Susan D. Russell, 220 174th Street SW, Boshell, WA 98012

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2014 2221 JUN 25 2014

Recorded at the request of: Guardian Northwest Title File Number: A107408

Amount Paid \$ 4989.00 Skagit Co. Treasurer By [Signature] Deputy

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James E. Bishop and Linda S. Bishop, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven E. King and Susan D. Russell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

A107408-1

Abbreviated Legal: Section 30, Township 35 North, Range 3 East; Ptn. Gov't Lot 1

Tax Parcel Number(s): P34993, 350330-0-015-0003

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 561.5 feet West and 330 feet South of the Northeast corner of Lot 1; Thence West to the Westerly line of said Government Lot 1; Thence Southeasterly along said Westerly lot line to a point (measured at right angles), 660 feet South of the North line of Government Lot 1; Thence East to a point South of the point of beginning; Thence North 330 feet to the point of beginning

EXCEPT Bayview Edison County Road right of way.

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 5/27/2014

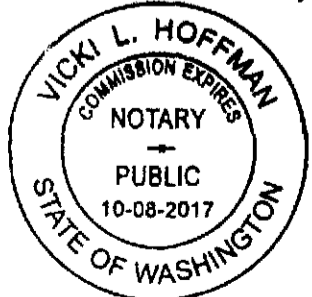
[Signature] James E. Bishop

[Signature] Linda S. Bishop

STATE OF Washington } COUNTY OF Skagit } SS:

On this 28th day of May, 2014 before me personally appeared Linda S. Bishop, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for James E. Bishop and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written. (Seal)



[Signature] Printed Name: Vicki L. Hoffman Notary Public in and for the State of Washington Residing at Anacortes My appointment expires: 10/08/2017

**EXCEPTIONS:**

**EXHIBIT A**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: The subject property herein  
Recorded: October 21, 1993  
Auditor's No. 9310210057  
Purpose: Installing and running, as well as maintaining, a well and water system

**B. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.**

Recorded: September 29, 1999  
Auditor's No.: 9909290205

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington  
Recorded: December 5, 2002  
Auditor's No. 200212050018  
Purpose: Utility Easement

**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. 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 Padilla Bay.**



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