



201410240132

When recorded return to:
Christopher M Anderson
18799 W Big Lake Blvd
Mt. Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 108277

Statutory Warranty Deed

THE GRANTORS Roy R. Zachary and Janice M. Zachary, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher M. Anderson, a single man the following described real estate, situated in the County of Skagit, State of

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Ptn. of Lot 121, First Addn. to Big Lake Water Front Tracts

108277-1

Tax Parcel Number(s): P62141, 3863-000-121-0004

That portion of Lot 121 of the FIRST ADDITION TO THE BIG LAKE WATER FRONT TRACTS, as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, lying East of the County Road as conveyed by a deed recorded April 20, 1956, under Auditor's File No. 534812.

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 10-24-14

Roy R. Zachary
Roy R. Zachary

Janice M. Zachary
Janice M. Zachary

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144028
OCT 24 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$1,251.⁰⁰
By man Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Roy R. Zachary and Janice M. Zachary, 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: 10-24-14

Katie Hickok

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

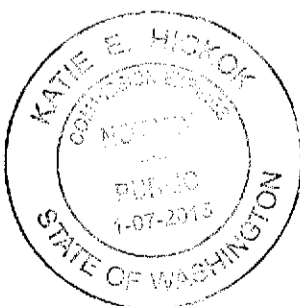


Exhibit "A"

A. 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: First Addition Big Lake Water Front Tracts
Recorded: November 2, 1914
Auditor's No.: 104858

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Bingham Investment Company
Recorded: April 20, 1956
Auditor's No.: 534812

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

Recorded: March 25, 2002
Auditor's No.: 200203250161
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.

D. 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: March 19, 2007
Auditor's No.: 200703190006

Said document discloses a private road through the subject property.

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.)



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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.

UNOFFICIAL DOCUMENT



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