

When recorded return to:  
James Tadashi Sawada and Tracey Anne Curry  
13580 18th Avenue  
Surrey, BC V4A1W3-000 V4A 1W3



Skagit County Auditor  
12/31/2014 Page 1 of 3 10:18AM \$74.00

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108433

**Statutory Warranty Deed**

108433  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Clarence M. VanderGriend, Jr. and Lona C. VanderGriend, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James Tadashi Sawada and Tracey Anne Curry, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Block 42, Town of Montborne, Skagit County, Wash.

Tax Parcel Number(s): P74676, 4135-042-005-0007

The Northwesterly 1/2 of Lot 4 and all of Lot 5, Block 42, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, EXCEPTING therefrom that portion conveyed to Skagit County for road purposes. TOGETHER WITH that portion of vacated Lakeside Boulevard adjacent to the Westerly end of said lot, which has reverted to said premises by operation of law. AND TOGETHER WITH parcel conveyed to Clarence M. VanderGriend and Lona C. VanderGriend, husband and wife on March 7, 2006 under Auditor's File No. 20060307033.

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 12-30-14

Clarence M. VanderGriend, Jr.  
Clarence M. VanderGriend, Jr.

Lona C. VanderGriend  
Lona C. VanderGriend

SKAGIT COUNTY WASHINGTON  
REAL-ESTATE EXCISE TAX  
20144989  
DEC 31 2014

STATE OF Washington  
COUNTY OF Skagit } SS:

Amount Paid \$ 7794.28  
Skagit Co. Treasurer  
By Mum Deputy

I certify that I know or have satisfactory evidence that Clarence M. VanderGriend, Jr. and Lona C. VanderGriend, 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: 12-30-14

Katie Hickok

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

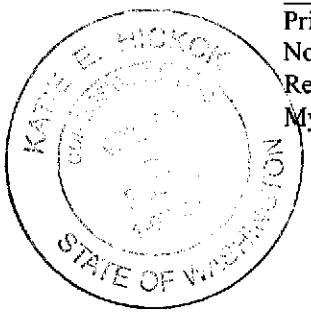


Exhibit A

**EXCEPTIONS:**

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

Grantee:	Skagit County Sewer District No. 2
Recorded:	January 29, 1979
Auditor's No.:	895632
Purpose:	Sanitary Sewers with necessary appurtenances
Area Affected:	Portion of real estate under search

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

Recorded:	October 13, 1987
Auditor's No.:	8710130006
Regarding:	Variance 87-030

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.

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

Recorded:	April 5, 1995
Auditor's No.:	9504050036
Regarding:	Variance 95-005

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. 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:	July 24, 2002
Auditor's No.:	200207240030

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



201412310043

E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200603070033.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200509220219.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Clarence M. VanderGriend, Jr. and Lona VanderGriend,  
husband and wife  
Recorded: March 7, 2006  
Auditor's No. 200603070034  
Purpose: Settlement of Skagit County Superior Court Cause No. 02-  
2-01080-9  
Area Affected: See document attached

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200509220220.

G. 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: May 12, 2006  
Auditor's No.: 200605120001

H. 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: November 14, 2007  
Auditor's No.: 200711140089

I. 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.)

J. 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.

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



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