

When recorded return to:
Timothy Lee Ferrell
6265 Dry Creek Road
Napa, CA 94558



201502060104

Skagit County Auditor \$74.00
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Recorded at the request of:
Guardian Northwest Title
File Number: 106085

Statutory Warranty Deed

106085

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Taylor M. Jones and Angela Jones, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy Lee Ferrell, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot B, Lelia Buck's Replat of Lot 74, First Add to Big Lake Waterfront Tracts

Tax Parcel Number(s): P83271, 4482-000-002-0007

Lot B, "LELIA BUCK'S REPLAT OF LOT 74, FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 14 of Plats, pages 18 and 19, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress over Lots "A" and "B" shown on the face of the 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 2/6/15

Taylor M. Jones

Angela Jones

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015384
FEB 06 2015

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$11,308.⁰⁰
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Taylor M. Jones and Angela Jones, 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: 2-6-15

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Millerton
My appointment expires: 1/07/2019

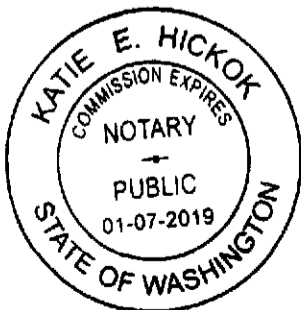


Exhibit "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
Dated: April 27, 1981
Recorded: June 5, 1981
Auditor's No: 8106050059
Purpose: Ingress and egress
Area Affected: Portion of the subject property
Affects: Includes other property

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

C. 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.)

D. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Lelia Buck's Replat of Lot 74 First Addition to Big Lake Water Front Tracts
Recorded: June 25, 1986
Auditor's No.: 8606250005

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Henry R. Geoghegan and Carol D. Geoghegan, his wife
Dated: June 3, 1988
Recorded: June 10, 1988
Auditor's No.: 8806100017
Regarding: Side sewer pumps



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

Recorded: December 5, 2002
Auditor's No.: 200212050140
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.

G. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER
MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: July 23, 2008
Auditor's No.: 200807280211

H. 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.



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