

When recorded return to:  
Robin Stroud and Joe Eckerson  
23968 Old Day Creek Road  
Sedro Woolley, WA 98284



Skagit County Auditor \$73.00  
7/29/2015 Page 1 of 2 11:42AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024019

CHICAGO TITLE  
620024019

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig Sjostrom, Special Master, as appointed under Cause No. 12-3-00811-2 in the Superior Court of Washington for Skagit County for Donald Tracy, an unmarried individual and Annie Tracy, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robin Stroud and Joe Eckerson, both unmarried individuals

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 8, HEART O' THE SKAGIT RIVER TRACTS, according to the plat thereof, recorded in Volume 9 of Plats, pages 1 through 3, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/36th interest in Lot 33 HEART O' THE SKAGIT RIVER TRACTS, according to the plat thereof, recorded in Volume 9 of Plats, pages 1 through 3, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P65629 / 3923-000-008-0000,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024019, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: July 27, 2015

[Signature]  
Donald Tracy  
By: Craig Sjostrom, Special Master

[Signature]  
Annie Tracy  
By: Craig Sjostrom, Special Master

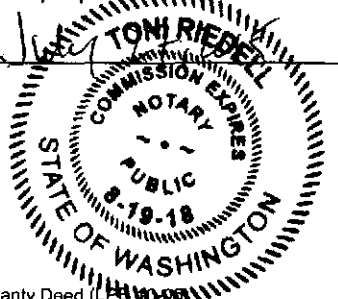
State of Wash.  
County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152953  
JUL 29 2015

Amount Paid \$1874.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Craig Sjostrom is/are the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Special Master of Donald Tracy and Annie Tracy to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: [Signature]



[Signature]  
Name: Tom Riedel  
Notary Public in and for the State of Washington  
Residing at: Burlington  
My appointment expires: 8.19.18

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HEART O' THE SKAGIT RIVER TRACTS:  
Recording No: 673293
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: August 15, 1966  
Auditor's No(s): 686890, records of Skagit County, Washington  
Executed By: Ralph James
3. Terms and conditions of that instrument;  
Recorded: June 26, 1989  
Auditor's No.: 8906260007, records of Skagit County, Washington  
Affects: Lot 33
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Any lien or liens arising from the remaining fractional interest in Lot 33, whether arising through the payment of taxes or otherwise.
6. City, county or local improvement district assessments, if any.
7. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.