

When recorded return to:
Billy Colburn
3421 35th AVE S.
Seattle, WA 98144



201509280186

Skagit County Auditor \$73.00
9/28/2015 Page 1 of 2 1:34PM

Recorded at the request of:
Guardian Northwest Title
File Number: 109703

Statutory Warranty Deed

109703

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR David Fredericks ^{as his separate estate} and Patricia A. Anderson, ~~as joint tenants with rights of survivorship and not as tenants in common~~ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Billy Colburn, single man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 35 North, Range 10 East; Ptn. Gov't Lot 2

Tax Parcel Number(s): P45112, 351012-3-010-0001

That portion of the East 371 feet of Government Lot 2, in Section 12, Township 35 North, Range 10 East, W.M., lying South of Highway No. 17.

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 9-24-15

David Fredericks
David Fredericks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153929
SEP 28 2015

Amount Paid \$ 850.00
Skagit Co. Treasurer
By MG Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David Fredericks, 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: 9-25-15

Katie Hickok

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

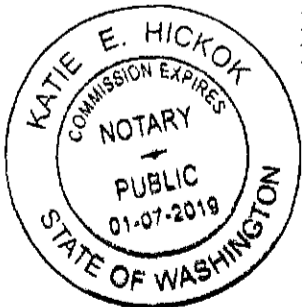


Exhibit A

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. 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.)

C. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River.