

When recorded return to:  
Michael Shanes and Shonie Shanes  
24397 E. State Street  
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00  
11/17/2015 Page 1 of 2 2:20PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620025094

CHICAGO TITLE  
620025094 STATUTORY WARRANTY DEED  
of

THE GRANTOR(S) Lorna Vanderway, surviving spouse of George Vanderway, deceased  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael Shanes and Shonie Shanes, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Tract N, FIRST ADDITION BIG LAKE WATERFRONT TRACTS, according to the  
plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying  
West of West Big Lake Boulevard, as conveyed to Skagit County by deed recorded under Auditor's  
File No. 618302, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62144, 3863-000-128-0106

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620025094, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: November 10, 2015

*Lorna Vanderway*  
Lorna Vanderway

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154685  
NOV 17 2015

Amount Paid \$ 3497.36  
Skagit Co. Treasurer  
By *Mark* Deputy

State of Washington

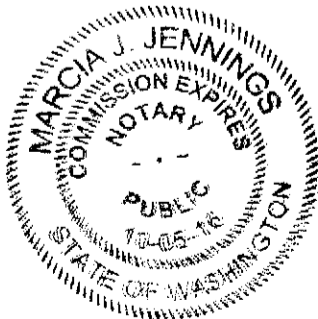
County of Skagit

I certify that I know or have satisfactory evidence that Lorna Vanderway  
is the person who appeared before me, and said person acknowledged that she signed this instrument  
and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this  
instrument.

Dated: November 10, 2015

*Marcia J. Jennings*

Name: Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/15/2016



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 28, 1983  
Auditor's No(s): 8302280002, records of Skagit County, Washington  
For: Access and utilities  
Affects: 60 foot strip in Tracts K, M and N
  
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 21, 1983  
Auditor's No(s): 8304210025, records of Skagit County, Washington  
For: Access and utilities  
Affects: 60 foot strip across said premises
  
3. Easement delineated on the face of said survey recorded December 17, 1982, in Volume 4 of Surveys, page 64, under Auditor's File No. 8212170024, records of Skagit County, Washington;  
For: Access and utilities  
Affects: A 60 foot strip running Northwesterly across said premises
  
4. Assessment, including the terms and conditions thereof, disclosed by instrument  
Recorded: October 14, 1994  
Auditor's No.: 9410140045, records of Skagit County, Washington  
For: Acquisition, construction and installation of a water supply system  
Resolution No.: 1640-94 of the Commission of Public Utility District No. 1 of Skagit County, Washington  
Establishing: Local Utility District No. 16  
Account No.: 3863-000-128-0106  
Amount: \$3,960.42  
  
Partial Release of Assessment;  
  
Recording Date: October 10, 2013  
Recording No.: 201310100062
  
5. Liability to future assessments, if any, levied by Skagit County Sewer District No. 2.
  
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: August 2, 2013  
Recording No.: 201308020111
  
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.