

When recorded return to:

Gerald J. Bonnington and Christina I. Bonnington
30258 Eklund Ave
Eagle River, AK 99577



201603100053

Skagit County Auditor \$76.00
3/10/2016 Page 1 of 4 2:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026133

CHICAGO TITLE
620026133 STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Tomingas and Barbara Rendon-Tomingas, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gerald J. Bonnington and Christina I. Bonnington,
A Married Couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN GOV. LOT 4, 27-36-02

Tax Parcel Number(s): P47234 / 360227-0-035-0004, P47238 / 360227-0-039-0000, P47237 /
360227-0-038-0001

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 16, 2016

Mark Tomingas

Barbara Rendon-Tomingas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 779
MAR 10 2016

Amount Paid \$ 17,271.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark Tomingas and Barbara Rendon-Tomingas are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 2/26/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

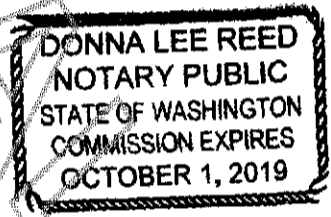


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47234 / 360227-0-035-0004, P47238 / 360227-0-039-0000 and P47237 / 360227-0-038-0001

PARCEL A:

The East 220 feet of the West 1,000 feet of that portion of Government Lot 4 in Section 27, Township 36 North, Range 2 East of the Willamette Meridian, lying South of the County road #302 as conveyed by Deed recorded April 12, 1924, under Auditor's File No. 173256, records of Skagit County, Washington, in Volume 124 of Deeds, page 101;

EXCEPT that portion lying within the County road known as Samish Point Road;

ALSO EXCEPT that portion of the East 110 feet thereof lying Southerly of a line drawn parallel with the North line of said Government Lot 4 and intersecting a point on the East line of the West 890 feet of said Government Lot 4 which is 220 feet North of the centerline of the County road known as the Samish Point Road as the same existed on August 8, 1973;

PARCEL A-1:

An easement for ingress and egress over and across the East 10 feet of the West 900 feet of said Government Lot 4 lying Northerly of said Samish Point Road and Southerly of a line drawn parallel with the North line of said Government Lot 4 and intersecting a point on the East line of the West 890 feet of said Government Lot 4 which is 220 feet North of the centerline of said Samish Point Road;

PARCEL B:

The East 100 feet of the West 780 feet of that portion of Government Lot 4 in Section 27, Township 36 North, Range 2 East of the Willamette Meridian, lying South of the County Road No. 302 as conveyed by deed recorded April 12, 1924, under Auditor's File No. 173256, records of Skagit County, Washington;

EXCEPT that portion lying within the County road known as Samish Point Road.

ALL situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Robert A. Martin and Joan Martin, husband and wife
Purpose:	ingress and egress, and the use of a stairway to the beach
Recording Date:	August 10, 1973
Recording No.:	789234
Affects:	a portion of said premises as described therein

2. Agreement for Mound Fill System Installation;

Executed by:	Skagit County and William C. Witting
Recording Date:	August 31, 1990
Recording No.:	9008310009

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Stephen M. Roake
Purpose:	Use of stairway to beach
Recording Date:	March 18, 1994
Recording No.:	9403180039
Affects:	as described therein

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Stephen M. Roake
Purpose:	various utilities
Recording Date:	March 18, 1994
Recording No.:	9403180040
Affects:	as described therein

5. Right, title, and interest of owners of adjoining property to the west to that portion of said premises lying westerly of the fence running north and south approximately 7.4 feet east to the west line at its widest point, disclosed by a survey.

Recording Date:	March 10, 1989
Recording No.:	8903100004

6. 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.

7. City, county or local improvement district assessments, if any.