

When recorded return to:
Thomas Brown and Lois Brown
7907 202nd Pl SW
Edmonds, WA 98026



Skagit County Auditor
5/24/2016 Page 1 of 5 1:41PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027436

CHICAGO TITLE

020027436

STATUTORY WARRANTY DEED

THE GRANTOR(S) David B. Thomson and Shannon E. Thomson, 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 Thomas Brown and Lois Brown, husband and wife
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.)

Lot(s): 26 Big Lake Water Front Tracts

Tax Parcel Number(s): P61990/3862-000-026-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2055
MAY 24 2016

Amount Paid \$7837.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 20, 2016

David B. Thomson

David B. Thomson

Shannon E. Thomson

Shannon E. Thomson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David B. Thomson and Shannon E. Thomson 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: May 23, 2016

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9.01.2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61990/3862-000-026-0001

Lot 26, Big Lake Water Front Tracts, Skagit County, Washington, according to the plat thereof, recorded in Volume 4 of Plats, Page 12, records of Skagit County, Washington.

TOGETHER WITH the right to use existing roadway on Lot 27 as granted by agreement recorded August 28, 1947, under Auditor's File No. 419858.

ALSO TOGETHER WITH shorelands of second class situate in front of, adjacent to, or abutting upon said Lot 26.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: John K. Haigh and Adrienne D. Haigh, husband and wife
And Between: Archie C. Campbell and Ninon Campbell, husband and wife
Recorded: June 26, 1948
Auditor's No.: 419858, records of Skagit County, Washington
Providing: Road Right of Way

Said instrument is a re-recording of instrument (s);
Recorded: September 4, 1947
Auditor's File No(s): 408375, records of Skagit County, Washington
2. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 21, 1924
Auditor's No.: 173578, records of Skagit County, Washington
Executed By: Day Lumber Company and their successors, if any
As Follows: Rights to overflow and inundate the shoreline of Big Lake
3. 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.
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 13, 1978
Auditor's No(s): 895467, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Right of Way or Easement for Sanitary Sewer
5. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof;

Recording Date: September 15, 2000
Recording No.: 200009150128
6. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

Recording Date: September 15, 2000
Recording No.: 200009150129
7. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by

EXHIBIT "B"

Exceptions
(continued)

survey,

Recording Date: October 8, 2002 & February 6, 2015
Recording No.: 200210080123 & 201502060107

8. Resolution No. 1640-94;

Recording Date: October 14, 1994
Recording No.: 9410140045
Executed by: Public Utility District No. 1 of Skagit County, Washington
Amount: \$3,960.42, plus penalties, interest and charges, if any

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

10. Assessments, if any, levied by Skagit County Sewer District No. 2.