

When recorded return to:
Bucky Tridle and Paula Tridle
24127 Sandstone Lane
Mount Vernon, WA 98274



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.: 620027258

CHICAGO TITLE
620027258

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darin Wall and Leslie Wall, 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 Bucky Tridle and Paula Tridle, 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): Ptn Lot 83 First Add Big Lake Waterfront Tracts

Tax Parcel Number(s): P62101 / 3863-000-083-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2057
MAY 24 2016

Amount Paid \$ *7,570.00*
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 20, 2016

Darin Wall

Darin Wall

Leslie Wall

Leslie Wall

State of WASHINGTON

County of ~~SKAGIT~~ *King*

I certify that I know or have satisfactory evidence that Darin Wall and Leslie Wall 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*

Lourea L. Garka

Name: *Lourea L. Garka*

Notary Public in and for the State of *Washington*

Residing at: *Arlington*

My appointment expires: *10/27/2018*

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62101 / 3863-000-083-0000

That portion of Lot 83, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Northeasterly of that portion conveyed for right-of-way to Skagit County by Deed recorded in Volume 218 of Deeds, page 329, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Right granted by State of Washington to Day Lumber Co., a corporation to overflow the bed and shore of Big Lake by that certain order dated April 7, 1924; certified copy of which was recorded April 21, 1924, in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington.
2. Agreement, including the terms and conditions thereof; entered into;
By: Wilfred Y. Fujimoto and Jean C. Fujimoto, husband and wife
And Between: Michael V. Fohn and Maureen Fohn, husband and wife
Recorded: May 10, 1996 and May 17, 1996
Auditor's No.: 960510008 and 9605170107, respectively, records of Skagit County, Washington
Providing: Joint use and maintenance agreement for driveway
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, granted by instrument(s);
Auditor's No(s): 743804, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, by instrument(s);
Recorded: William Mitchell Jr. and wife and David M. Smith and wife
Auditor's No(s): August 29, 1980, records of Skagit County, Washington
In favor of: 8008290050
For: For side sewer easement and maintenance thereof
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Dated: August 15, 1980
Recorded: August 29, 1980
Auditor's No(s): 8008290049, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Ingress, egress and pump station
7. Covenants, conditions, and restrictions contained in instrument(s), 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: March 7, 1984

EXHIBIT "B"

**Exceptions
(continued)**

- Auditor's No(s): 8403070038, records of Skagit County, Washington
Executed By: Skagit County Hearing Examiner
Affects: Shoreline substantial development
8. Road easement and maintenance agreement;
Filed: August 5, 1988
Auditor's No(s): 8805050007, records of Skagit County, Washington
In favor of: Lot 84
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 15, 1993
Auditor's No(s): 9304150084, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
10. Agreement, including the terms and conditions thereof, entered into;
By: Darin Wall
And Between: Guaranty Home Equity Corporation d/b/a GB Home Equity
Recorded: January 31, 2002
Auditor's No.: 200201310086, records of Skagit County, Washington
Providing: Substances certificate and indemnity agreement
Affects: Said premises
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Big Lake Sewer District