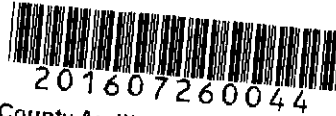


When recorded return to:
Brady Andrew Rowe and Rachel Diana Rowe
18589 West Big Lake
Mount Vernon, WA 98274



Skagit County Auditor
7/26/2016 Page 1 of 8 \$80.00
1:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027828

Land Title and Escrow

STATUTORY WARRANTY DEED

#155351-F

THE GRANTOR(S) Ryan M. Searcy, an unmarried person, as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Brady Rowe and Rachel Rowe, 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.)

Ptn. Tr. 73, First Add. Big Lake Water Front Tracts

Tax Parcel Number(s): P62093, P103388

Dated: July 20, 2016

Ryan M. Searcy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/7/26
JUL 26 2016

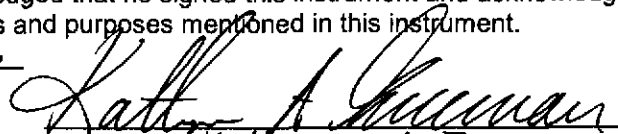
Amount Paid \$ 9127.50
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ryan M. Searcy is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 22, 2016


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

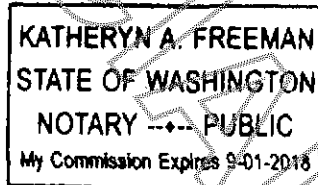


EXHIBIT "A"
Legal Description

Lot 73 and the Westerly ½ of vacated Alder Street of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, EXCEPT County road known as H.C. Peters Road, AND EXCEPT that portion of Lot 73 as said lot is shown on Record of Survey filed in Book 2 of Surveys, page 200, under Auditor's File No. 7910250040, described as follows:

Beginning at the Northwest corner of said Lot 73;
thence North 44°42'50" East along the Northerly line of said Lot 73, a distance of 178.82 feet to the Easterly right of way of a County road known as the H.C. Peters Road;
thence South 49°21'30" East along the Easterly line of said County road, a distance of 20.00 feet to the true point of beginning;
thence North 37°11'54" East, a distance of 152.52 feet to a ½ inch rebar set as shown on said Record of Survey being on the Northerly boundary of said Lot 73;
thence South 44°42'50" West along the Northerly line of said Lot 73, a distance of 152.63 feet to the Easterly margin of said County road;
thence South 49°21'30" East, a distance of 20.00 feet to the true point of beginning.

ALSO EXCEPT that portion that lies Southwesterly of the Southerly margin of the H.C. Peters County Road, also known as West Big Lake Boulevard, and West of the following described line:

Beginning at the Southwest corner of Lot 76 of said plat,
thence North 45°17'10" West along the Southwesterly line of said plat, a distance of 407.80 feet to the true point of beginning of this line description;
thence North 23°12'00" East, a distance of 36.53 feet;
thence on a curve to the right Northeasterly, which center to said curve bears South 66°48'00" East, having a radius of 101.15 feet, an arc distance of 53.23 feet;
thence North 53°21'15" East, a distance of 6.77 feet to the Southwesterly margin of said County road and the terminus of this line description,

AND ALSO EXCEPT that portion of Tract 73, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, also shown on that certain Record of Survey map recorded in Volume 2 of Surveys, page 200, under Auditor's File No. 7910250040, said portion being more particularly described as follows:

Beginning at the Northwest corner of said Tract 73;
thence North 44°42'50" East along the Northerly line of said Tract 73 for a distance of 178.82 feet, more or less, to the Easterly right of way line margin of a County road known as the H.C. Peters Road;
thence South 49°21'30" East along said Easterly margin for a distance of 20.00 feet to the Southeasterly corner of Parcel "B" of that certain property described on Statutory Warranty Deed to Robert L. Sager and Janice C. Sager, husband and wife, recorded under Skagit County Auditor's File No. 8112210049;
thence North 37°11'54" East along the Southeasterly line of said Sager Parcel "B" for a distance of 81.28 feet to the true point of beginning.
thence North 44°42'50" East parallel with said Northerly line of Tract 73, 37.42 feet;
thence North 82°10'33" East, 9.34 feet;

DESCRIPTION CONTINUED:

thence North 44°42'50" East, 25.80 feet;
thence North 45°17'10" West, 15.00 feet, more or less, to the Northerly corner of said Sager Parcel "B", being a point on the Northerly line of said Tract 73;
thence South 44°42'50" West along said Northerly line of Tract 73, 112.63 feet;
thence South 45°17'10" East, 5.00 feet;
thence North 44°42'50" East, 42.00 feet, to a point bearing North 45°17'10" West, from the true point of beginning;
thence South 45°17'10" East, 4.32 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., lying Southwesterly of the plat of FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 76 of said plat;
thence North 45°17'10" West along the Southwesterly line of said plat, a distance of 185.50 feet to the centerline of Alder Street, as now vacated, and the true point of beginning;
thence South 44°42'50" West, perpendicular to the Southwesterly line of said plat, a distance of 77.35 feet;
thence Northwesterly on a curve to the left, which center of said curve bears South 51°09'23" West, having a radius of 304.23 feet, an arc distance of 40.01 feet;
thence North 46°22'42" West, a distance of 72.34 feet;
thence Northwesterly, on a curve to the right, which center to said curve bears North 43°37'18" East, having a radius of 113.94 feet, an arc distance of 138.36 feet;
thence North 23°12'00" East, a distance of 5.09 feet to the Southwesterly line of said plat;
thence South 45°17'10" East, along said Southwesterly line, a distance of 222.30 feet to the true point of beginning.

AND ALSO TOGETHER WITH a non-exclusive easement 60.00 feet in width for ingress, egress and utilities over, under, across and through Lot 73 in the plat of FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., and lies 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of Lot 76 of said plat;
thence North 45°17'10" West, along the Southwesterly line of said plat, a distance of 488.68 feet to the Southeast corner of Lot 72 of said plat;
thence North 44°42'50" West along the East line of said Lot 72, a distance of 88.51 feet to the Southwesterly margin of the H.C. Peters County Road, also known as West Big Lake Boulevard;
thence South 49°21'30" East, along said Southwesterly margin, a distance of 32.00 feet to the true point of beginning of this centerline description;
thence Southwesterly along a curve to the left, which center to said curve bears South 36°38'45" East, having a radius of 131.15 feet, an arc distance of 69.02 feet;
thence South 23°12'00" West, a distance of 41.62 feet;
thence Southeasterly on a curve to the left, having a radius of 143.94 feet, an arc distance of 174.80 feet;

DESCRIPTION CONTINUED:

thence South 46°22'42" East, a distance of 72.34 feet;
thence Southeasterly, on a curve to the right, having a radius of 274.23 feet, an arc distance of 39.45 feet and the terminus of this centerline.

AND ALSO TOGETHER WITH that portion of Tract 73, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and being a portion of Parcel "B" of that certain property described on Statutory Warranty Deed to Robert L. Sager and Janice C. Sager, husband and wife, recorded under Skagit County Auditor's File No. 8112210049, and also shown on that certain Record of Survey map recorded in Volume 2 of Surveys, page 200, under Auditor's File No. 7910250040, and being more particularly described as follows:

Beginning at the Northwest corner of said Tract 73;
thence North 44°42'50" East along the Northerly line of said Tract 73 for a distance of 178.82 feet, more or less, to the Easterly right of way margin of a County road known as the H.C. Peters Road;
thence South 49°21'30" East along said Easterly margin for a distance of 20.00 feet to the Southeasterly corner of said Sager Parcel "B" and being the true point of beginning;
thence North 37°11'54" East along the Southeasterly line of said Sager Parcel "B", for a distance of 81.28 feet;
thence North 45°17'10" West, 4.32 feet;
thence South 44°42'50" West parallel with the Northerly line of said Tract 73 for a distance of 42.00 feet;
thence North 45°17'10" West, 5.00 feet, more or less, to said Northerly line of Tract 73;
thence South 44°42'50" West along said Northerly line 40.00 feet, more or less, to said Easterly right of way margin of H.C. Peters Road at a point bearing North 49°21'30" West from the true point of beginning;
thence South 49°21'30" East along said Easterly right of way margin 20.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

A. RESERVATIONS CONTAINED IN DEED:

Executed By: Bingham Investment Co., a Washington corporation
Recorded: May 21, 1954
Auditor's No.: 501861
As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

B. RESERVATIONS CONTAINED IN DEED:

Executed By: Associated Lumber Mills, Inc.
Recorded: June 8, 1955
Auditor's No.: 520153
As Follows:

Excepting and reserving unto the first party, its successors and assigns, forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Road purposes
In Favor Of: Lyle E. Ochs and Lucille H. Ochs, husband and wife and Sheridan A. Martin and Veronica A. Martin, husband and wife
Recorded: May 13, 1982
Auditor's No.: 8205130073
Affects: Portion of said premises

D. Stipulation as contained in Deed through which title is vested, recorded December 21, 1993, under Auditor's File No. 9312210119 as follows:

"The above-described property will be combined or aggregated with contiguous property owned by the Grantees. This Boundary Adjustment is not for the purposes of creating an additional building lot."

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation
Purpose: For ingress and egress to a pump station site
Area Affected: Parcel "B" and includes other property
Dated: April 27, 1981
Recorded: June 5, 1981
Auditor's No.: 8106050059

EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation
Purpose: For ingress and egress to a pump station site
Area Affected: Parcel "A"
Dated: April 27, 1981
Recorded: June 5, 1981
Auditor's No.: 8106050060

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Richard X. Maguire and Patricia Maguire, his wife and Lelia Davis Buck
Purpose: An easement 6 feet wide for side sewer along the line of said side sewer as constructed
Area Affected: Undisclosed
Dated: April 27, 1981
Recorded: June 5, 1981
Auditor's No.: 8106050061

H. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Skagit River.

I. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

J. Shoreline Variance Permit No. 13-84, as recorded May 22, 1984, under Auditor's File No. 8405220022.

K. Stipulation as contained in Deed through which title is vested, recorded December 21, 1993, under Auditor's File No. 9312210115.
(see instrument for full particulars)

L. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: December 21, 1993 and October 17, 2002
Auditor's File Nos.: 9312210115, 9312210119, 200210170113, and 200210170114
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

M. Easement 60.00 feet in width for ingress, egress, and utilities over, under, across and through Lot 73 in the Plat of First Addition to Big Lake Water Front Tracts as recorded in Volume 4 of Plats, page 15.

N. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: October 25, 1979
Auditor's File No.: 7910250040

EXCEPTIONS CONTINUED:

G. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Robert and Janice Sager
Recorded: April 2, 2001
Auditor's File No.: 200104020005

P. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Robert L. Sager and Janice L. Sager, husband and wife
Purpose: Easement for access to Lot 72
Area Affected: A portion of Lots 73 and 74 of First Addition, Big Lake Water Front Tracts.
Dated: September 16, 2002
Recorded: September 16, 2002
Auditor's No.: 200209160142