



201608290154

When recorded return to:
Michael A Rickus and Julia M Rickus
23073 Sagers Lane
Mount Vernon, WA 98274

Skagit County Auditor \$77.00
8/29/2016 Page 1 of 5 1:46PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620028321

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derek N. Landis and Lani D. Landis, 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 Michael A Rickus and Julia M Rickus, 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.)

Lot(s): 3 SAGER'S LANDING PL 04-0624 Tax/Map ID(s):

Tax Parcel Number(s): P124619 / 4893-000-003-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20163798

AUG 29 2016


Amount Paid \$ 7098.30

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2016



Derek N. Landis




Lani D. Landis

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Derek N. Landis and Lani D. Landis 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: 8-26-2016



Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Rainier, WA
My appointment expires: 5-29-19

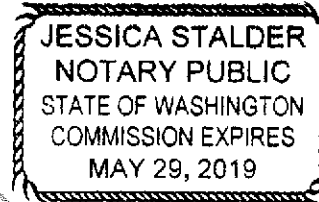


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124619 / 4893-000-003-0000

PARCEL A:

Lot 3, PLAT OF SAGER'S LANDING PL 04-0624, recorded May 23, 2006, under Auditor's File No. 200605230067, records of Skagit County, Washington, and being a portion of the Northwest Quarter of the Southwest Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across Sager's Lane as shown on the face of PLAT OF SAGER'S LANDING PL 04-0624, recorded May 23, 2006, under Auditor's File No. 200605230067, records of Skagit County, Washington and as established and declared in Agreement recorded May 23, 2006, under Auditor's File No. 200605230070, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SAGER'S LANDING:

Recording No: 200605230067

2. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 23, 2006
Recording No.: 200605230068

3. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement (PCA);

Recorded: May 23, 2006
Auditor's No(s): 200605230069, records of Skagit County, Washington

4. Private Roadway Maintenance Declaration;

Recorded: May 23, 2006
Auditor's File No.: 200605230071, records of Skagit County, Washington

5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: May 23, 2006
Auditor's No(s): 200605230070, records of Skagit County, Washington

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 2, 2006
Auditor's No(s): 200605020149, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

In favor of: Skagit County Sewer District No. 2
For: Sewer

7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 5, 2005
Auditor's No.: 200512050115, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Skagit County Sewer District No.2.
10. Assessments, if any, levied by Sagers Landing Homeowner's Association.