

When recorded return to:
Bruce M. Reed
17173 West Big Lake Boulevard
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
8/29/2016 Page 1 of 5 3:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027852

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3809
AUG 29 2016

Amount Paid \$ 12,554.⁰⁰
Skagit Co. Treasurer
By *nm* Deputy

CHICAGO TITLE
620027852 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard T. Gabrielson and Caryl M. Gabrielson, 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 Bruce M. Reed, an unmarried man

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 Tract 62 Lakeview Tracts

Tax Parcel Number(s): P67136/ 3941-000-062-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 27, 2016

Richard T. Gabrielson
Richard T. Gabrielson

Caryl M. Gabrielson
Caryl M. Gabrielson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard T. Gabrielson and Caryl M. Gabrielson 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: August 29, 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): P67136/ 3941-000-062-0001

Tract 62, PLAT 1, LAKEVIEW TRACTS, BIG LAKE, as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington;

EXCEPT that portion thereof lying South of that certain fence line as depicted in Survey recorded April 4, 1991, under Auditor's File No. 9104040018 in Volume 11 of Surveys, page 18, records of Skagit County, Washington, and as further defined and set forth in that certain "Boundary Line Adjustment" recorded November 17, 1992, under Auditor's File No. 9211170041, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Terms and conditions set forth in boundary line adjustment recorded November 17, 1992, under Auditor's File No. 9211170041, records of Skagit County, Washington.

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 22, 1929
Auditor's No.: 221300, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 6, 1946
Auditor's No.: 392660, records of Skagit County, Washington
For: Water pipe line and drainage line and right of entry for purpose of maintaining and repairing, inspecting and replacing said lines

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 25, 1979
Auditor's No.: 895395, records of Skagit County, Washington
In favor of: Skagit County Sewer District No 2
For: Sanitary sewer with necessary appurtenances
Affects: Said premises and other property

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 14, 1990
Auditor's No(s).: 9006140068, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As constructed

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

EXHIBIT "B"

Exceptions
(continued)

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. Terms, conditions and covenant of an instruments titled "Waiver and Covenant Not To Sue";
Recorded: March 22, 1991
Auditor's No.: 9103220025, records of Skagit County, Washington

8. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by survey

Recording Date: April 4, 1991
Recording No.: 9104040018
Matters shown: boundary lines

9. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof

Recording Date: August 29, 2003
Recording No.: 200308290146

10. Assessments, if any, levied by Big Lake Sewer District.

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