

When recorded return to:
Mark J. Redis, Nancy R. Nelson and Maxine M. Nelson
1885 West Big Lake Boulevard
Mount Vernon, WA 98274



201610070063

Skagit County Auditor \$75.00
10/7/2016 Page 1 of 3 11:09AM

Recorded at the request of:
Guardian Northwest Title
File Number: A112333

Statutory Warranty Deed

A112333
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael McCoy and Tamara McCoy, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark J. Redis and Nancy R. Nelson, a married couple and Maxine M. Nelson, an unmarried woman, all as joint tenants with rights of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 91, 1st Add Big Lake Waterfront Tracts

Tax Parcel Number(s): P62109, 3863-000-091-0000

Lot 91, "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 those portions conveyed to Skagit County for road by deeds recorded December 8, 1961, under Auditor's File No. 615386.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with right of survivorship, and not as community property or as tenants in common.

Accepted and Approved: Maxine M. Nelson
Maxine M. Nelson

Mark J. Redis
Mark J. Redis

Nancy R. Nelson
Nancy R. Nelson

Dated 10/03/2016

Michael McCoy
Michael McCoy

Tamara McCoy
Tamara McCoy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164586
OCT 07 2016

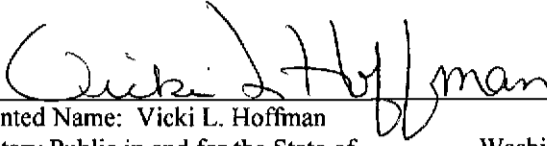
Amount Paid \$ 12287.⁰⁰
Skagit Co. Treasurer
By iff Deputy

Order No:

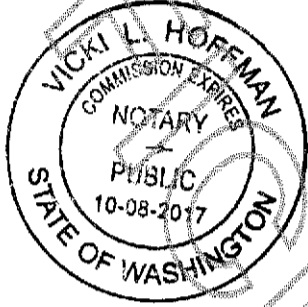
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael McCoy and Tamara McCoy, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-6-16



Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017



UNOFFICIAL DOCUMENT

EXHIBIT A

EXCEPTIONS:

A. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high water of Big Lake.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Michael McCoy
Recorded: December 13, 1999
Auditor's No.: 199912130177
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Dated: March 17, 2000
Recorded: March 31, 2000
Auditor's No.: 200003310057
Purpose: Ingress and egress to a pump station

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Michael and Tamara McCoy
Recorded: May 30, 2007
Auditor's No.: 200705300075
Regarding: Accessory dwelling unit

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.