

When recorded return to:
Clifton Pettigrew and Winter Pettigrew
17962 W. Big Lake Blvd
Mount Vernon, WA 98274



201611070137

Skagit County Auditor \$77.00
11/7/2016 Page 1 of 5 1:50PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028928

CHICAGO TITLE
620028928

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Harris and Jamie Harris, 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 Clifton Pettigrew and Winter Pettigrew, 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.)

Ptn Tract E, Big Lake Water Front Tracts

Tax Parcel Number(s): P62066 / 3862-000-068-0109

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165058
NOV 07 2016

Amount Paid \$ 4757.60
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 3, 2016

[Signature]
Joshua Harris

[Signature]
Jamie Harris

State of WASHINGTON

County of KING

I certify that I know or have satisfactory evidence that JOSHUA HARRIS & JAMIE HARRIS

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11.5.2016

[Signature]
Name: STACY HUNTINGTON
Notary Public in and for the State of WASHINGTON
Residing at: 2155 4th St
My appointment expires: 06.10.2017

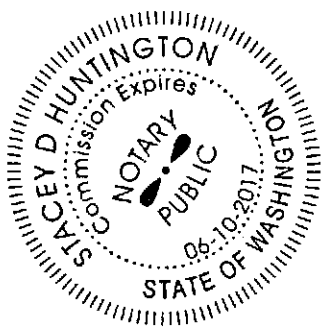


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62066 / 3862-000-068-0109

PARCEL A:

That portion of Tract "E" of BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington; described as follows:

Beginning at the Northwest corner of said Tract "E";
thence East along the North line thereof, 566 feet to the true point of beginning;
thence South 160.4 feet;
thence East on a line parallel with the North line of said Tract to Big Lake Boulevard;
thence Northwesterly along said Big Lake Boulevard to the Northeast corner of said Tract "E";
thence West along the North line thereof to the true point of beginning;

EXCEPT the following described tract:

Beginning at the Northeast corner of said Tract "E";
thence Southeasterly along the Westerly line of Big Lake Boulevard, 100 feet;
thence West parallel to the North line of said Tract "E", 60 feet;
thence Northwesterly parallel to Big Lake Boulevard, 100 feet to the North line of said Tract "E";
thence East along said North line, 60 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Tract "E" of BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington; described as follows:

Beginning at the Northwest corner of said Tract "E";
thence South 89°13'31" East along the North line of said Tract "E", a distance of 566.0 feet;
thence South 0°46'29" West, a distance of 160.4 feet to the true point of beginning;
thence South 89°13'31" East, parallel with the North line of said Tract "E", a distance of 634.70 feet to the Westerly line of West Big Lake Boulevard;
thence South 87°24'20" West, a distance of 177.81 feet;
thence South 64°57'19" West, a distance of 52.92 feet;
thence North 87°19'36" West, a distance of 54.03 feet;
thence North 87°03'42" West, a distance of 168.86 feet;
thence North 86°36'04" West, a distance of 56.35 feet;
thence North 63°01'47" West, a distance of 111.19 feet to the East line of the West 566 feet of Tract "E";
thence North 0°46'29" East along said line, a distance of 10.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1999
Auditor's No(s): 199911300107, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: July 2, 1998
Auditor's No(s): 9607020067, records of Skagit County, Washington
In favor of: Marie A. Ryan
For: Ingress, egress, utilities and slopes for right of way
Affects: A 60' strip across the Southeasterly portion of said premises and a 20' strip along the Southerly boundary of said premises

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1999
Auditor's No(s): 199909140080, records of Skagit County, Washington
In favor of: Dixie L. Reber
For: Roadway and utilities
Affects: Southerly portion of said premises

AMENDED by instrument(s):
Recorded: November 30, 1999
Auditor's No(s): 199911300107, records of Skagit County, Washington

4. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: August 31, 1999
Auditor's No(s): 199908310034, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: November 30, 1999
Auditor's No(s): 199911300105, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 14, 1999
Auditor's No(s): 199909140080, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: August 31, 2007
Auditor's No(s): 200708310229, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

6. Plat Lot of Record Certification

Recording Date: December 10, 2007
Recording No.: 200712100014

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

8. Liability to future assessments, if any, levied by Skagit County Sewer District.