

When recorded return to:
James D. Damon and Melanie J. Damon
35442 Shangri-la Drive
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
3/27/2017 Page 1 of 5 3:37PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030049

CHICAGO TITLE
620030049

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Seren and Phyllis Seren, 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 James D. Damon and Melanie J. Damon, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 50, SHANGRI-LA ON THE SKAGIT, according to the plat thereof, recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P69044 / 3996-000-050-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171196
MAR 27 2017

Amount Paid \$ 3280.²⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 7, 2017



John Beren



Phyllis Sereh

STATUTORY WARRANTY DEED
(continued)

State of WA
County of King

I certify that I know or have satisfactory evidence that
John Seren and Phyllis Seren
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: 3/13/17



Shannon Bedell
Name: Shannon Bedell
Notary Public in and for the State of WA
Residing at: Issaquah
My appointment expires: 12/29/20

EXHIBIT "A"
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 FACE OF SAID PLAT SHANGRI-LA ON THE SKAGIT:

Recording No: 715628

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 8, 1968
Auditor's No(s): 715582, records of Skagit County, Washington
In favor of: State of Washington, Department of Game
For: Walking easement
Affects: 5 foot strip adjacent to river

3. Terms and provisions contained in letter;
Recorded: July 27, 1977
Auditor's No.: 861483, records of Skagit County, Washington
Regarding: Building permits in said plat

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 18, 1968
Recording No.: 716023

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 30, 1968
Recording No.: 717620

5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 23, 1976
Auditor's No(s): 843140, records of Skagit County, Washington
Executed By: Sooner Land Development Company

EXHIBIT "A"

**Exceptions
(continued)**

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Shangri-La Community Club, Inc.
Recording Date: July 18, 1968
Recording No.: 716023

7. Terms, conditions, and restrictions of that instrument entitled Resolution No. 8915, establishing a Sub-Flood Control Zone known as the Shangri-La Sub-Flood Control Zone;
Recorded: January 12, 1999
Auditor's No(s): 9901120001, records of Skagit County, Washington

8. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: December 20, 2001
Auditor's No(s): 200112200142, records of Skagit County, Washington

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

10. Assessments, if any, levied by Shangri-La Community Club.

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