

When recorded return to:  
Jane M. Hegwood  
17705 West Big Lake Boulevard  
Mount Vernon, WA 98274



Skagit County Auditor \$77.00  
7/10/2017 Page 1 of 5 1:49PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031109

**CHICAGO TITLE** 620031109

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lukas D. Meyers and Hana O. Meyers, who acquired title as Hana O. Sumbera who are one in the same, 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 Jane M. Hegwood, an unmarried person

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 11-12 Big Lake Waterfront Tracts

Tax Parcel Number(s): P61972/ 3862-000-012-0304

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173128  
JUL 10 2017

Subject to:

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

Amount Paid \$5647.60  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 7, 2017

  
\_\_\_\_\_  
Lukas D. Meyers

  
\_\_\_\_\_  
Hana O. Meyers

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lukas D. Meyers and Hana O. Meyers 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: July 7, 2018 <sup>2017</sup> ~~2018~~ <sub>KAF</sub>

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): P61972/ 3862-000-012-0304**

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Parcel A:

The Easterly 135 feet of the Westerly 270 feet of the following described tract:

Tract 11, EXCEPT the Northerly 60 feet thereof (as measured along Big Lake Boulevard) and the Northerly 35 feet (as measured along Big Lake Boulevard) of Tract 12 in "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the Northerly 15 feet of the following: Tract 11, EXCEPT the Northerly 60 feet thereof (as measured along Big Lake Boulevard) in "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Also known as a portion of Parcel "A", Short Plat No. 3-73.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

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

Name: Short Plat No. 3-73 (unrecorded)

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document.

Granted to: Jim R. Feely  
Purpose: Ingress, egress and utilities  
Recording Date: October 12, 1982  
Recording No.: 8240120025  
Affects: Portion of said premises and other property

3. Agreement including the terms, covenants and provisions thereof;

Executed by: Jim. Feely and Gerald R. Severson and Skagit County Sewer District  
Recording Date: February 1, 1983  
Recording No.: 8302010018  
Regarding: Side sewer easement

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Pipeline  
Recording Date: September 1, 1993  
Recording No.: 9309010102  
Affects: Portion of said premises

Said easement was also granted by Gerald R. and Marjorie G. Severson under Auditor's File No. 9309140035.

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