

When recorded return to:  
Robert P. Maynard  
9788 Samish Island Road  
Bow, WA 98232



201710310174

Skagit County Auditor \$77.00  
10/31/2017 Page 1 of 4 2:18PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032570

CHICAGO TITLE  
620032570

### STATUTORY WARRANTY DEED

THE GRANTOR(S) BNY Mellon, NA as the Trustee of the David & Diane Ellison Family Trust for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Robert P. Maynard, a single 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): A, B AND 37 HOPLEY'S SAMISH ISLAND TRACT TGW E/2 EDNA STREET Tax/Map ID(s):

Tax Parcel Number(s): P66125 / 3928-000-001-0101, P66150 / 3928-000-037-0000, P66124 / 3928-000-001-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175143  
OCT 31 2017

Amount Paid \$16,846.08  
Skagit Co. Treasurer  
By *William* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: October 25, 2017

BNY Mellon, NA as the Trustee of the David & Diane Ellison Family Trust

BY: Nicolette Anderson  
Nicolette Anderson  
Authorized Signer

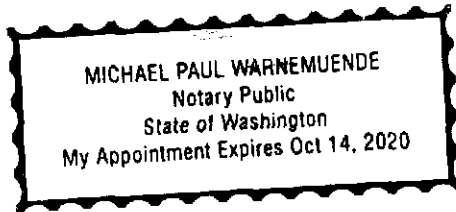
State of WA  
County of King

I certify that I know or have satisfactory evidence that Nicolette Anderson

~~is/are~~ the person(s) who appeared before me, and said person acknowledged that ~~he/she/they~~ signed this instrument, on oath stated that ~~he/she/they~~ was authorized to execute the instrument and acknowledged it as the Authorized Signer of BNY Mellon NA as Trustee of the David & Diane Ellison Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/25/17

Michael Paul Warnemuende  
Name: Michael Paul Warnemuende  
Notary Public in and for the State of WA  
Residing at: King  
My appointment expires: 10/14/20



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66125 / 3928-000-001-0101, P66150 / 3928-000-037-0000 and P66124 / 3928-000-001-0002**

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Tracts A, B and 37, HOPLEY'S SAMISH ISLAND TRACTS, according to the Plat thereof recorded in Volume 5 of Plats, Page 44, records of Skagit County, Washington.

TOGETHER WITH that portion of the East Half of Edna Street in the plat of the Town of Atlanta, according to the plat thereof, recorded Volume 2 of Plats, page 50, records of Skagit County lying South of the 60 foot Samish Island Road right of way and adjacent to Tracts A and B of the Plat of Hopley's Samish Island Tracts, according to the Plat thereof recorded in Volume 5 of Plats, Page 44, records of Skagit County, Washington.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. 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.
2. Public or private easements, if any, over vacated portion of said premises.
3. Affect, if any, of Quit Claim Deed  
Recording Date: May 28, 1997  
Recording No.: 97050280030
4. Affect, if any, of Quit Claim Deed  
Recording Date: October 26, 2016  
Recording No.: 201610260018
5. City, county or local improvement district assessments, if any.