

When recorded return to:
David B Walker
4385 Mount Henry Ave
San Diego, CA 92117



201711090088

Skagit County Auditor \$77.00
11/9/2017 Page 1 of 4 3:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032741

CHICAGO TITLE
020032741

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gail A. Walker, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to David B Walker, a married man as his separate estate

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

Tract 106, FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington,

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded March 11, 1954 and February 3, 1962, under Auditor's File Nos. 513932 and 618302, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62127 / 3863-000-106-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171109
NOV 09 2017

Amount Paid \$ 7383.10
Skagit Co. Treasurer
By Mh Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 6, 2017

Gail A. Walker
Gail A. Walker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gail A. Walker is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 7, 2017

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

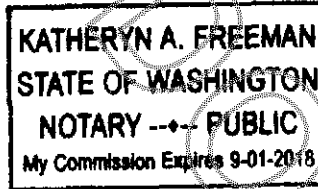


EXHIBIT "A"
Exceptions

1. Right granted by the State of Washington to Day Lumber Co., a corporation, to overflow the bed and shores of Big Lake, by that certain order dated April 7, 1924, certified copy of which was recorded April 21, 1924, under Auditor's File No. 173578, records of Skagit County, Washington.
2. Right to make necessary slopes for cuts or fills upon said premises as granted by deed Auditor's No.: 513930, records of Skagit County, Washington
Granted to: County of Skagit
3. Title Notification - Development Activities ON or Adjacent to Designated Resource Lands including the terms, covenants and provisions thereof

Recording Date: November 1, 2010
Recording No.: 201011010059
4. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: September 17, 2010
Recording No.: 201009170104
5. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 14, 2010
Recording No.: 2010061410003
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 9, 2013
Recording No.: 201305090061
Matters shown: Encroachment of a gravel parking area onto the Northwesterly corner of said premises by an undisclosed amount and possible encroachment of a fence onto the Westerly portion of said premises by an undisclosed amount also questions regarding the possible use of the pond and lawn area in the Southwesterly portion of said premises being used by the parties to the South.
7. 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.

EXHIBIT "A"

Exceptions
(continued)

8. Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: October 14, 1994
Auditor's No.: 9410140045, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 1640-94 of the Commission of Public Utility District No. 1 of Skagit
County, Washington
Establishing: Local Utility District No. 16
Roll No.: 535
Account No.: 3863-000-106-0003
Amount: \$3,960.42
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Skagit County Sewer District No. 2.