



201711220058

Skagit County Auditor 11/22/2017 Page 1 of 6 1:30PM \$79.00

When recorded return to: James Masden and Debra Masden 421 Rohrer Loop Sedro Woolley, WA 98284

Recorded at the request of: Guardian Northwest Title File Number: 115015

Statutory Warranty Deed

115015 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Herbert Lawrence Crowe, Erick William Crowe, Kathleen Marie Bamford, and Linda Bybee, also known as Linda Cantrell, The Heirs of the Estate of Eugene H. Crowe, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James A. Masden and Debra A. Masden, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 37, Shangri-La on the Skagit

Tax Parcel Number(s): P69029, 3996-000-037-0007

Lot 37, "SHANGRI-LA ON THE SKAGIT", according to the plat thereof recorded in Volume 9 of Plats, page 52, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 11.22.2017

The Heirs of the Estate of Eugene Crow, deceased

Herbert L. Crowe By: Herbert Lawrence Crowe, Heir

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20175488 NOV 22 2017

Amount Paid \$ 450.00 Skagit Co. Treasurer By [Signature] Deputy

Erick William Crowe

Kathleen Marie Bamford

Linda Cantrell-Bybee

STATE OF Washington } COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Herbert L. Crowe is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as an Heir of The Estate of Eugene Crow, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11.22.2017

Eleanor Romero

Notary Public in and for the State of WA Residing at Mt. Vernon My appointment expires: 6/23/2021



When recorded return to:
James Masden and Debra Masden
421 Rohrer Loop
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 115015

Statutory Warranty Deed

THE GRANTOR Herbert Lawrence Crowe, Erick William Crowe, Kathleen Marie Bamford, and Linda Bybee, also known as Linda Cantrell, The Heirs of the Estate of Eugene H. Crowe, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to James A. Masden and Debra A. Masden, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 37, Shangri-La on the Skagit

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Dated 11/5/17

The Heirs of the Estate of Eugene Crow, deceased

By: Herbert Lawrence Crowe, Heir

Erick William Crowe
Erick William Crowe

Kathleen Marie Bamford

Linda Cantrell-Bybee

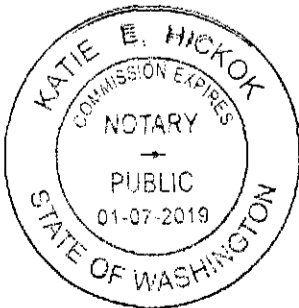
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Erick William Crowe is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as an Heir of The Estate of Eugene Crow, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/5/17

Katie E. Hickok

Notary Public in and for the State of WA
Residing at Mukwonago
My appointment expires: 1-7-19



When recorded return to:
James Masden and Debra Masden
421 Rohrer Loop
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 115015

Statutory Warranty Deed

THE GRANTOR Herbert Lawrence Crowe, Erick William Crowe, Kathleen Marie Bamford, and Linda Bybee, also known as Linda Cantrell, The Heirs of the Estate of Eugene H. Crowe, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James A. Masden and Debra A. Masden, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 37, Shangri-La on the Skagit

Tax Parcel Number(s): P69029, 3996-000-037-0007

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Dated 11-17-17

The Heirs of the Estate of Eugene Crow, deceased

By: Herbert Lawrence Crowe, Heir

Erick William Crowe

[Handwritten Signature]
Kathleen Marie Bamford

Linda Cantrell-Bybee

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kathleen Bamford is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as an Heir of The Estate of Eugene Crow, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/17/17

[Handwritten Signature]
Notary Public in and for the State of Washington
Residing at Longview
My appointment expires: Aug 1, 2021

SARA JEAN LUCHAU
Notary Public
State of Washington
My Commission Expires
August 01, 2021

When recorded return to:
James Masden and Debra Masden
421 Rohrer Loop
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: N5015

Statutory Warranty Deed

THE GRANTOR Herbert Lawrence Crowe, Erick William Crowe, Kathleen Marie Bamford, and Linda Bybee, also known as Linda Cantrell, The Heirs of the Estate of Eugene H. Crowe, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James A. Masden and Debra A. Masden, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

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Dated 11-16-17

The Heirs of the Estate of Eugene Crow, deceased

Not present for notary
By: Herbert Lawrence Crowe, Heir

Not present for notary
Erick William Crowe

Not present for notary Linda Cantrell-Bybee
Kathleen Marie Bamford Linda Cantrell-Bybee

STATE OF Washington
COUNTY OF Skagens SS:

I certify that I know or have satisfactory evidence that Linda Cantrell-Bybee is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as an Heir of The Estate of Eugene Crow, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 16th 2017 Lisa J. Farrell

Notary Public in and for the State of Washington
Residing at Concile, wa.
My appointment expires: Dec 7th 2018

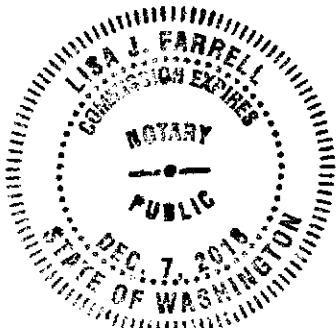


Exhibit A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Shangri-La on the Skagit
Recorded: July 9, 1969
Auditor's No: 715628

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: July 15, 1968
Recorded: July 18, 1968
Auditor's No.: 716023
Executed By: Claude B. Wilson, et ux, and Sooner Land Development Co.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 29, 1968
Recorded: August 30, 1968
Auditor's No.: 717620
Executed By: Claude B. Wilson, et ux, Reginald Hoskin, et ux, and Sooner Land Development Co.

C. Regulations and By-Laws of Shangri-La Community Club as now or hereafter established and adopted to which the property herein described is made subject by provision in various deeds through which title is claimed from Sooner Land Development, a Washington corporation, which may be notice of a general plan.

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. TERMS AND CONDITIONS OF SKAGIT COUNTY, BOARD OF COUNTY COMMISSIONERS, RESOLUTION NO. 8915:

Dated: June 16, 1981
Recorded: January 12, 1999
Auditor's File No.: 9901120001
Regarding: Sub-Flood Control Zone

F. Any question that may arise due to shifting and changing in course of the Skagit River.

UNOFFICIAL DOCUMENT