



Skagit County Auditor  
1/10/2018 Page 1 of 2 10:37AM \$75.00

When recorded return to:  
Laurie J Suttmeier  
23952 N. West View Road  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115237

### Statutory Warranty Deed

115237  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert G. Jonkheer, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Laurie J. Suttmeier, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Tr. 16, West View Replat of Block 40, Montborne

Tax Parcel Number(s): P74756, 4137-000-016-0000

Tract 16, "WEST VIEW REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the Plat of West View, Replat of Block 40, Montborne, Skagit County, Washington," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 16 of said plat, EXCEPT that portion thereof, if any, lying within a county road right-of-way.  
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 described in Exhibit "A" attached hereto

Dated 1-5-2018  
  
Robert G. Jonkheer

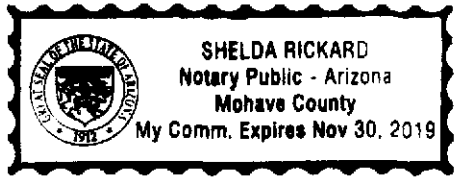
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018121  
JAN 10 2018  
Amount Paid \$9973.00  
Skagit Co. Treasurer  
By Ilana Deputy

STATE OF Arizona  
COUNTY OF Mohave } SS:

I certify that I know or have satisfactory evidence that Robert G Jonkheer, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1/5/2018

Printed Name: Shelda Rickard  
Notary Public in and for the State of Az  
Residing at Lake Havasu City  
My appointment expires: Nov 30, 2019



## Exhibit A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2  
Recorded: January 20, 1979  
Auditor's No.: 895602  
Purpose: Sanitary Sewers  
Area Affected: A portion of said premises

#### B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2, a municipal corporation  
And: Robert G. Jonkheer  
Dated: August 8, 1991  
Recorded: October 18, 1991  
Auditor's No.: 9110180022  
Regarding: Indemnification agreement

C. Terms, conditions and provisions of those certain variance permits recorded in Skagit County, Washington under Auditor's File Nos. 9001260092, 9001260095 and 9409270077.

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. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

#### F. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: H.B. Nelson, etux, etal  
Recorded: June 5, 1954  
Auditor's No.: 461713  
As Follows: The use of this lot for commercial purposes is hereby forbidden.