

When recorded return to:  
David Amato and Victoria Hattersley  
18779 West Big Lake Boulevard  
Mount Vernon, WA 98274



201801180042

Skagit County Auditor \$79.00  
1/18/2018 Page 1 of 6 11:25AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030630

**CHICAGO TITLE**  
**620030630**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Darryl R. Phippen and E. Brigitte Phippen, 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 David Amato and Victoria Hattersley, husband and wife

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 85 First Add. to Big Lake Waterfront Tracts

Tax Parcel Number(s): P62103 / 3863-000-085-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018.201  
JAN 18 2018

Amount Paid \$ 12,198.00

Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 9, 2018

*Darryl R. Phippen*  
Darryl R. Phippen

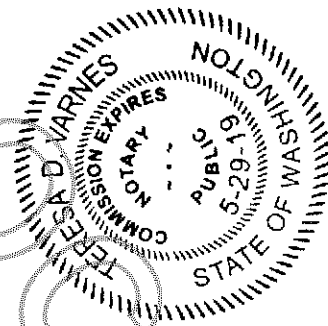
*E. Brigitte Phippen*  
E. Brigitte Phippen

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Darryl R. Phippen and E. Brigitte Phippen are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-11-18

*Teresa D. Varnes*  
Name: Teresa D Varnes  
Notary Public in and for the State of WA  
Residing at: Camano Street  
My appointment expires: 5/29/19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62103 / 3863-000-085-0008**

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That portion of Tract 85, "First Addition to Big Lake Waterfront Tracts, Skagit County, Washington", as per plat recorded in Volume 4 of plats, page 15, records of Skagit County, Washington, lying Easterly of that portion of said Tract 85, conveyed to Skagit County for road purposes by deed recorded May 26, 1947, under Auditor's File No. 404831, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Right to make necessary slopes for cuts or fills upon said premises as granted to Skagit County by Deed recorded under Auditor's File No. 513940.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County  
Purpose: Road  
Recording Date: March 2, 1995  
Recording No.: 513941  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: January 22, 1981  
Recording No.: 8101220021
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Ingress and egress  
Recording Date: July 27, 1981  
Recording No.: 8107270032  
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County Sewer District No. 2  
Purpose: Sewer  
Recording Date: November 17, 1982  
Recording No.: 8202170015  
Affects: Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit County Sewer District No. 2  
Purpose: Ingress and egress to a pump station site  
Recording Date: November 17, 1982  
Recording No.: 8202170017

## EXHIBIT "B"

### Exceptions (continued)

The exact location and extent of said easement is not disclosed of record.

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

Granted to: Ron Van Luven, a single man, and Archie Anderson and Ellen Anderson, husband and wife

Purpose: Reciprocal water system

Recording Date: May 7, 1982

Recording No.: 8205070023

Affects: Portion of said premises

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8205030004

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

Granted to: Skagit County Sewer District No. 2

Purpose: Ingress and egress to a pump station site, and for purposes of maintaining, repairing or altering the sewage pump station therein

Recording Date: August 29, 1980

Recording No.: 8008290048

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

Purpose: Sewer

Recording Date: August 29, 1980

Recording No.: 8008290050

Affects: Portion of said premises

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said sewer system by the common users.

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

Purpose: Access road

Recording Date: May 5, 1988

Recording No.: 8805050007

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said road by the common users.

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

**EXHIBIT "B"**

Exceptions  
(continued)

Purpose: Ingress, egress and utilities  
Recording Date: October 19, 1995  
Recording No.: 9510190078 and 9510190079  
Affects: Portion of said premises

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

Recording Date: November 12, 2003  
Recording No.: 200311120291  
Matters shown: Driveway

13. 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.
14. City, county or local improvement district assessments, if any.