



201802080037

Skagit County Auditor \$76.00  
2/8/2018 Page 1 of 3 11:04AM

When recorded return to:  
Michael S Gossett and Bertina McMillen  
35590 Shangri-La Drive  
Hamilton, WA 98255

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115380

**Statutory Warranty Deed**

115380  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Michael G. Murphy, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael S. Gossett and Bertina McMillen, each a single person as to an undivided 1/2 interest the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 38, Shangri-La on the Skagit

Tax Parcel Number(s): P69030, 3996-000-038-0006

Lot 38, SHANGRI-LA ON THE SKAGIT, according to the plat thereof recorded in Volume 9 of Plats, page 52, records of Skagit County, Washington.

Situated in 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 described in Exhibit "A" attached hereto

Dated 07 Feb 2018

Michael S. Murphy  
Michael Murphy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018484  
FEB 08 2018

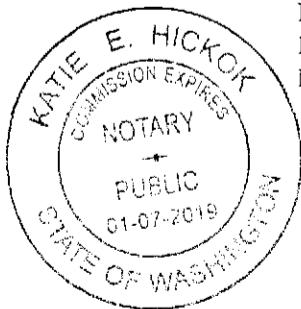
Amount Paid \$ 1251.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael Murphy, 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: 2-7-18

[Signature]  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: 1/07/2019



## Exhibit A

### EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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