

201808010056

08/01/2018 01:40 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

When recorded return to:  
Marialy Lopez  
7134 Steelhead Lane  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116362

**Statutory Warranty Deed**

116362  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert Peterson and Marjorie Lou Peterson, Trustees of the Peterson Family Trust, dated December 3, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Mary E. McConaughy~~, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: \*marialy Lopez  
Lot 59, Samish River Park Div. 1

Tax Parcel Number(s): P68749, 3990-000-059-0006

Lot 59, "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, 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 7-31-18

Peterson Family Trust  
Robert Peterson  
By: Robert Peterson, Trustee

Marjorie Lou Peterson  
By: Marjorie Lou Peterson, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2400  
AUG 01 2018

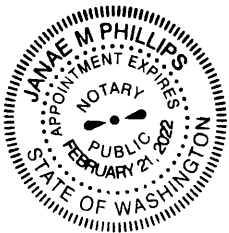
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2400.00  
By MA Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Robert Peterson and Marjorie Lou Peterson is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Trustee of Peterson Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/31/18 Jane M. Phillips

Notary Public in and for the State of Washington  
Residing at Washington mt Vernon  
My appointment expires: 2-21-2022



**Exhibit A****EXCEPTIONS:****A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
 Dated: August 9, 1929  
 Recorded: August 10, 1929  
 Auditor's No.: 225812  
 Purpose: Electric transmission and distribution lines  
 Area Affected: Undisclosed

Said easement also grants rights to cut danger trees on adjoining property and includes prohibitions against blasting within 300 feet.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: State of Washington, Department of Game  
 Recorded: May 11, 1954  
 Auditor's No.: 501365  
 Purpose: Right-of-way for sport fishermen  
 Area Affected: A 25 foot strip bordering and extending along the East and West sides of the Samish River

**C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 10, 1967  
 Recorded: August 15, 1967  
 Auditor's No.: 703232  
 Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AS AMENDED BY THE FOLLOWING INSTRUMENTS OF RECORD, ALL OF WHICH ARE RECORDS OF SKAGIT COUNTY, WASHINGTON: 710329, 7904120004, 9509220088 AND 9803230110.

**D. Any question that may arise due to shifting or changing in course of Samish River.****E. 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: Samish River Park Division No. 1  
 Auditor's No: 703269

**F. Any tax, fee, assessments or charges as may be levied by Samish River Park Inc.**