

When recorded return to:
Linda S. Sturza
2047 Highland Dr
Camano Island, WA 98282



201808310082

08/31/2018 11:17 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620035669

Escrow No.: 620035669

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert M. Shandera and Doree M. Shandera, 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 Linda S. Sturza, an unmarried person

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 16, 37 & 38 SULPHUR SPRING LAKE TRACTS

Tax Parcel Number(s): P69855 / 4024-000-038-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183878
AUG 31 2018

Amount Paid \$ **8,193.00**
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2018

R. Shandera
Robert M. Shandera
Doree M. Shandera
Doree M. Shandera

State of WASHINGTON
County of ~~SKAGIT~~ snohomish
JLQ

I certify that I know or have satisfactory evidence that Robert M. Shandera and Doree M. Shandera 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: August 28 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

**JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019**

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620035669

For APN/Parcel ID(s): P69855 / 4024-000-038-0000

Tracts 37 and 38 and a 20 foot strip of land off the westerly side of Tract 16 , PLAT 1, SULPHUR SPRING LAKE TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington, as measured at right angles to the westerly line of Tract 16.

EXCEPT a 1.75 foot side strip of land off the Northerly side of Tract 38, as measured at right angles to the northerly line of Tract 38.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservations contained in deed
 Executed by: Union Lumber Company
 Recorded: June 21, 1913
 Auditor's No.: 97183, records of Skagit County, Washington
 As follows:

Subject to all rights of the Atlas Lumber Company by virtue of a conveyance to it of the timber upon the said lands. Rights of way for the removal thereof heretofore given, and subject to all existing easements or rights of way for public roads or otherwise, over and across said land, and also excepting and reserving all petroleum, gas, coal and other valuable minerals with rights of entry to take and remove the same.
2. Right to overflow and inundate the shore lands of Big Lake, as granted to Day Lumber Company by the State of Washington, under Application No. 12096, disclosed by the deed from the State of Washington under which the shore lands are claimed, recorded in Volume 178 of Deeds, page 219, records of Skagit County, Washington.
3. 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
 Recording Date: August 29, 1980
 Recording No.: 8008290054
 Affects: portion of said premises
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Sulphur Spring Lake tracts:

Recording No: 245862
5. Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: August 1, 2000
 Recording No.: 200008010016
6. 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

EXHIBIT "B"

Exceptions
(continued)

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Big Lake Sewer District No. 2.