

When recorded return to:
Libbie Shell and Eric S. Shell
7460 Wheeler Road
Maple Falls, WA 98266



201903220041

03/22/2019 11:29 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

Escrow No.: 620037326

CHICAGO TITLE

620037326

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald J. Bonnington and Christina L. Bonnington who acquired title as Christina I. Bonnington, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Libbie Shell and Eric S. Shell, wife and husband

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.)

Ptn. G.L. 4, 27-36-2

Tax Parcel Number(s): P47234 / 360227-0-035-0004, P47237 / 360227-0-038-0001, P47238 / 360227-0-039-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191019
MAR 22 2019

Amount Paid \$ 22,255.⁰⁰
Skagit Co. Treasurer
By *Wilson* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 8, 2019

X *Gerald J. Bonnington*
Gerald J. Bonnington

X *Christina I. Bonnington*
Christina I. Bonnington

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gerald J. Bonnington and Christina I. Bonnington 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: 3/11/19
Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/11/2019

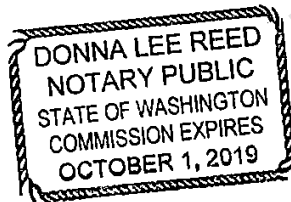


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47234 / 360227-0-035-0004, P47237 / 360227-0-038-0001 and P47238 / 360227-0-039-0000

PARCEL A:

The East 220 feet of the West 1,000 feet of that portion of Government Lot 4 in Section 27, Township 36 North, Range 2 East of the Willamette Meridian, lying South of the County road #302 as conveyed by Deed recorded April 12, 1924, under Auditor's File No. 173256, records of Skagit County, Washington, in Volume 124 of Deeds, page 101;

EXCEPT that portion lying within the County road known as Samish Point Road;

ALSO EXCEPT that portion of the East 110 feet thereof lying Southerly of a line drawn parallel with the North line of said Government Lot 4 and intersecting a point on the East line of the West 890 feet of said Government Lot 4 which is 220 feet North of the centerline of the County road known as the Samish Point Road as the same existed on August 8, 1973;

PARCEL A-1:

An easement for ingress and egress over and across the East 10 feet of the West 900 feet of said Government Lot 4 lying Northerly of said Samish Point Road and Southerly of a line drawn parallel with the North line of said Government Lot 4 and intersecting a point on the East line of the West 890 feet of said Government Lot 4 which is 220 feet North of the centerline of said Samish Point Road;

PARCEL B:

The East 100 feet of the West 780 feet of that portion of Government Lot 4 in Section 27, Township 36 North, Range 2 East of the Willamette Meridian, lying South of the County Road No. 302 as conveyed by deed recorded April 12, 1924, under Auditor's File No. 173256, records of Skagit County, Washington;

EXCEPT that portion lying within the County road known as Samish Point Road.

ALL situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

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

Granted to:	Robert A. Martin and Joan Martin, husband and wife
Purpose:	ingress and egress, and the use of a stairway to the beach
Recording Date:	August 10, 1973
Recording No.:	789234
Affects:	a portion of said premises as described therein

2. Agreement for Mound Fill System Installation;

Executed by:	Skagit County and William C. Witting
Recording Date:	August 31, 1990
Recording No.:	9008310009

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

Granted to:	Stephen M. Roake
Purpose:	Use of stairway to beach
Recording Date:	March 18, 1994
Recording No.:	9403180039
Affects:	as described therein

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

Granted to:	Stephen M. Roake
Purpose:	various utilities
Recording Date:	March 18, 1994
Recording No.:	9403180040
Affects:	as described therein

5. Right, title, and interest of owners of adjoining property to the west to that portion of said premises lying westerly of the fence running north and south approximately 7.4 feet east to the west line at its widest point, disclosed by a survey:

Recording Date:	March 10, 1989
Recording No.:	8903100004

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

EXHIBIT "B"Exceptions
(continued)

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

8. City, county or local improvement district assessments, if any.