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05/02/2019 01:41 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Wesley N. Ruth and Victoria L. Ruth
3717 252nd Street Northeast
Arlington, WA 98223

STATUTORY WARRANTY DEED

19-2065
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) William D. Sahnou and Melanie F. Sahnou, husband and wife, 21068 Prairie Road, Sedro-
Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Wesley N. Ruth and Victoria L. Ruth, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

Lot 9, SHANDRI-LA ON THE SKAGIT, according to the plat thereof, recorded in Volume 9 of Plats,
pages 52 and 53, records of Skagit County, Washington.

Abbreviated legal description: Lot 9, Shangri-La on the Skagit

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 "B"
attached hereto

Tax Parcel Number(s): P68999 & 3996-000-009-0001

Dated: 5/2/19

William D. Sahnou

Melanie F. Sahnou

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191643
MAY 02 2019

Amount Paid \$ 895.⁰⁰
Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that William D. Sahnou and Melanie F. Sahnou is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2nd day of May, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



EXHIBIT B

19-2065-MM

1. 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

2. 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.

3. 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.

4. 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

5. 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.)

6. Any question that may arise due to shifting and changing in course of the Skagit River.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2065-MM

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