


When recorded return to:
Steven James Yzaguirre and Christina Yzaguirre
PO Box 405
Conway, WA 98238


201905310083
05/31/2019 01:22 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2080
MAY 31 2019

Amount Paid \$ 1073.00
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020037440

Escrow No.: 620037440

P130824
P103343

STATUTORY WARRANTY DEED

THE GRANTOR(S) Micheal A. Maricich and Christine A. Maricich, 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 Stephen James Yzaguirre and Christina Yzaguirre, a married couple

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

PARCEL A:

Tract 76, "FIRST ADDITION BIG LAKE WATER FRONT TRACTS", according to the Plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Westerly of the Westerly line of the roadway conveyed to Skagit County for road purposes by Deed dated May 31, 1947 and recorded June 2, 1947, under Auditor's File No. 405131, records of Skagit County, Washington.

PARCEL B:

That portion of Government Lot 2, Section 1, Township 33 North, Range 4 East of the Willamette Meridian, that lies Southwesterly of the "FIRST ADDITION BIG LAKE WATER FRONT TRACTS SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats. Page 15, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 76 of said plat;
Thence South 39°05'35" East, along the Southwesterly line of said plat, a distance of 300.00 feet to the Southeast corner of Lot 78 of said plat;
Thence South 44°42'50" West, parallel with the Northerly line of said Lot 76, a distance of 123.98

STATUTORY WARRANTY DEED
(continued)

feet;
Thence Northwesterly along a curve to the left, which center to said curve bears South 64°33'36"
West, having a radius of 254.47 feet, an arc distance of 87.42 feet;
Thence North 45°07'32" West, a distance of 102.57 feet;
Thence Northwesterly along a curve to the right, having a radius of 554.60 feet, an arc distance of
112.55 feet to the Southwesterly extension of the Northerly line of said Lot 76;
Thence North 44°42'50" East, along said extension, to the point of beginning.

ALL Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P130824 / 3863-000-076-1009, P103343 / 330401-0-002-0100

Subject to:

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

Dated: May 16, 2019

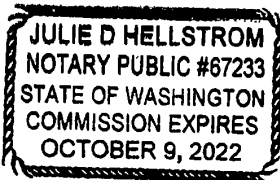
Micheal A. Maricich
Micheal A. Maricich

Christine A. Maricich
Christine A. Maricich

State of WA
Spokane County of Spokane

I certify that I know or have satisfactory evidence that
Micheal A. Maricich & Christine A. Maricich
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5/28/19



Julie D. Hellstrom
Name: Julie D. Hellstrom
Notary Public in and for the State of WA
Residing at: Spokane, WA
My appointment expires: 10/9/22

EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
 Recorded: May 21, 1954
 Auditor's No.: 501861, records of Skagit County, Washington
 Executed By: Bingham Investment Co., a Washington Corporation
 As Follows: Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

 Affects: Parcel B

2. Exceptions and reservations as contained in instrument;
 Recorded: June 8, 1955
 Auditor's No.: 520153, records of Skagit County, Washington
 Executed By: Associated Lumber Mills, Inc.
 As Follows: Excepting and reserving unto the first party, its successors and assigns, forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.
 Affects: Parcel B

3. Easement, including the terms and conditions thereof, disclosed by instrument;
 Recorded: May 13, 1982
 Auditor's No.: 8205130073, records of Skagit County, Washington
 In favor of: Lyle E. Ochs and Lucille H. Ochs, husband and wife and Sheridan A. Martin and Veronica A. Martin, husband and wife
 For: Road purposes
 Affects: Parcel B

4. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 20, 1984
 Auditor's No.: 8404200065, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Ingress and egress to a pump station site on said described property.
 Grantee shall, in addition to the right of access, ingress, and egress, further be permitted to enter upon said property for the purposes of maintaining, repairing, or altering the sewage pump station therein, without incurring any legal obligation or liability therefore.

5. Agreement, including the terms and conditions thereof; entered into;
 By: Keith Guy Loy and Belinda R. Loy, husband and wife
 And Between: Skagit County Sewer District No. 2
 Recorded: April 13, 1984
 Auditor's No.: 8404130034, records of Skagit County, Washington
 Providing: Provide for side sewer pumps
 Affects: Parcel A and other property

EXHIBIT "A"Exceptions
(continued)

6. Easement and Agreement, including the terms and conditions thereof; entered into;
By: Keith Guy Loy and Belinda R. Loy, husband and wife
And Between: Jack L. Wilson and Cindy L. Wilson, husband and wife
Recorded: June 29, 1993
Auditor's No.: 9306290103, records of Skagit County, Washington
As Follows:
1st – There shall be an easement six (6) feet wide for side sewer along the line of said sewer as constructed for the use of benefit of said properties.

2nd – The cost of maintenance, repair or reconstruction of that portion of the sewer used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the sewer above their connection; and when necessary to repair, clean or reconstruct the sewer the parties to this agreement shall have a right of entry for that purpose.

3rd – This agreement shall be a covenant running with the land and shall be binding upon all parties and their heirs and assigns forever.
7. Terms and Conditions of Planning and Permit Center Lot Certification Application;
Recorded: April 25, 1997
Auditor's File No.: 9704250120, records of Skagit County, Washington
8. Boundary Line Adjustment Deed including the terms, covenants and provisions thereof

Recording Date: August 6, 1993
Recording No.: 9308060053
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Big Lake Sewer District.