

When recorded return to:
Glenn L. Tuttle
17523 36th Ave W
Lynnwood, WA 98037

201906210053

06/21/2019 11:09 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.: 620038614

CHICAGO TITLE
620038614

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jean Rogers, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Glenn L. Tuttle, 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.)

LOTS 117, 118, 119 + 120, First Addition To Big Lake Water
Front Tracts

Tax Parcel Number(s): P62140, P62139

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192463

JUN 21 2019

Amount Paid \$ 1963.00

Skagit Co. Treasurer

By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 11, 2019

Jean Rogers
Jean Rogers

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Jean Rogers
(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: June 18, 2019

Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/20

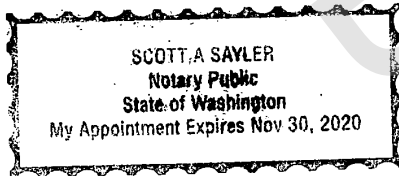


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62140 and P62139

PARCEL A:

Lots 117 and 118, First Addition to Big Lake Water Front Tracts, according to the Plat recorded in Volume 4 of Plats, page 15, in Skagit County, Washington.

PARCEL B:

Lots 119 and 120, First Addition to Big Lake Water Front Tracts, according to the Plat recorded in Volume 4 of Plats, page 15, in Skagit County, Washington.

Except that portion for road conveyed to Skagit County by deed recorded March 5, 1954 under recording number 513933, records of Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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.

2. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Skagit County
Recording Date: March 5, 1954
Recording No.: 513933

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

Granted to: Raymond Finegan, Financial Services, Inc, Puget Sound Investment Group Melvin Johnson, Jr. and Gerald Vanhook, its successors and assigns , as owners and future owners
Purpose: ingress, egress and utilities and for Grantor to connect to power line including the terms, covenants and provisions thereof
Recording Date: April 21, 1999
Recording No.: 9904210098
Affects: Portion of Lot 120

4. Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: July 31, 2006
Recording No.: 200607310203 and 200607310204

5. 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.

6. Assessments, if any, levied by Big Lake Sewer District No. 12.

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

8. Assessment, including the terms, covenants and provisions thereof as disclosed by instrument

Recording Date: October 14, 1994

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 9410140045
For: Acquisition, construction and installation of water supply system
Establishing: Local Utility District No 16
Roll no: 424

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.