

AFTER RECORDING MAIL TO:

Laurie J. Suttmeier
70 De Sabla Road
San Mateo, CA 94402



201907240014

07/24/2019 09:35 AM Pages: 1 of 3 Fees: \$103.50
Skagit County Auditor

STATUTORY WARRANTY DEED

THE GRANTOR LAURIE J. SUTTMEIER, an unmarried person, without consideration, hereby conveys and warrants to LAURIE JEAN SUTTMEIER, Trustee of the LAURIE J. SUTTMEIER FAMILY TRUST dated April 23, 2019, all of her interest in the following described real estate, situated in the County of Skagit, State of Washington:, except as specifically set forth herein:

Abbreviated Legal: Tr. 16, West View Replate of Block 40, Montborne

Tax Parcel Number(s): P74756, 4137-000-016-0000.

Tract 15, "WEST VIEW REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington


TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining the Plat of West View, Replat of Block 40, Montborne, Skagit County, Washington," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of bot hthe Northwesterly and Southeasterly lines of Tract 16 of said plat, EXCEPT that portion, if any, lying within a county road right-of-way

This conveyance is subject to covenants, 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 "A" attached hereto.

Dated this 23 Day of April, 2019.


LAURIE J. SUTTMEIER

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 3067
JUL 24 2019

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

[See Notary Acknowledgment on Following Page]

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

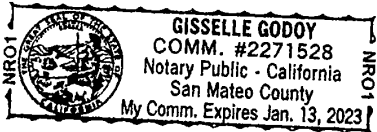
State of California)
) Ss
County of San Mateo)

On April 23, 2019, before me, Gisselle Godoy, Notary Public, personally appeared LAURIE J. SUTTMEIER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Gisselle Godoy
Gisselle Godoy, Notary Public (Seal)
My commission expires on: 1/13/2023



UNOFFICIAL DOCUMENT

Exhibit A**EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County Sewer District No. 2
 Recorded: January 20, 1979
 Auditor's No. 895602
 Purpose: Sanitary Sewers
 Area Affected: A portion of said premises

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2, a municipal corporation
 And: Robert G. Jonkheer
 Dated: August 8, 1991
 Recorded: October 18, 1991
 Auditor's No.: 9110180022
 Regarding: Indemnification agreement

C. Terms, conditions and provisions of those certain variance permits recorded in Skagit County, Washington under Auditor's File Nos. 9001260092, 9001260095 and 9409270077.

D. 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.)

E. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

F. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: H.B. Nelson, etux, etal
 Recorded: June 5, 1954
 Auditor's No.: 461713
 As Follows: The use of this lot for commercial purposes is hereby forbidden.