201908260179

08/26/2019 03:39 PM Pages: 1 of 3 Fees: $105.50
Skagit County Auditor

When recorded return to:

Walter Jossart and Kristen Jossart
415 118th Avenue SE
Bellevue, WA 98005

LAND TITLE OF SKAGIT COUNTY

01-173214-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) DAVID B. WALKER, as his separate property

for and in consideration of $10.00 and good and other valuable consideration

in hand paid, conveys, and warrants to Walter G. Jossart and Kristen J. Jossart, husband and wife

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

Tract 106, "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,
EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded March 11, 1954 and
February 3, 1962, under Auditor's File Nos. 513932 and 618302, respectively, records of Skagit County,
Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn Tr. 106, First Add. Big Lake Water Front Tracts

Tax Parcel Number(s): 3863-000-106-0003, P62127

Subject to Exhibit A attached

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 3644
AUG 26 2019

Amount Paid $ 9189.80
Skagit Co. Treasurer
By BI Deputy

LPB 10-05

Dated: August 22, 2019

David B. Walker

State of   Washington
County of   Skagit

I certify that I know or have satisfactory evidence that   David B. Walker

(is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-22-19

Jennifer Brazil
Notary Public in and for the State of Washington

My appointment expires: 7-25-2020

Residing in Skagit County

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Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020
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LPB 10-05

EXHIBIT A

Subject to:

Right granted by the State of Washington to Day Lumber Co., a corporation, to overflow the bed and shores of Big Lake, by that certain order dated April 7, 1924, certified copy of which was recorded April 21, 1924, under Auditor's File No. 173578, records of Skagit County, Washington.

Right to make necessary slopes for cuts or fills upon said premises as granted by deed:
Auditor's No.: 513930
Granted To: County of Skagit

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:
Recorded: November 1, 2010
Auditor's File No.: 201011010059

PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
Recorded: September 17, 2010
Auditor's File No.: 201009170104

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:
Recorded: June 14, 2010
Auditor's File No.: 201006140003

MATTERS DISCLOSED BY RECORD OF SURVEY:
Recorded: May 9, 2013
Auditor's File No.: 201305090061

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF
Between: Donald E. & Carol R. Hundahl, husband and wife
And: David B. Walker
Dated: March 1, 2018
Recorded: March 2, 2018
Auditor's No.: 201803020065
Regarding: Agreement regarding joint-use/ownership of dock

DECLARATION REGARDING ACCESSORY DWELLING UNIT, AND THE TERMS & CONDITIONS THEREOF:
Executed By: David B. Walker
Recorded: January 15, 2019
Auditor's No.: 201901150074
As follows: I am making application to create an accessory dwelling unit that will be in compliance with Skagit County Code provisions requiring that the property owner(s) or an immediate family member of the property owner resides in the principal dwelling unit or the accessory dwelling unit. As property owner(s), I declare that I will notify any prospective purchasers of the occupancy limitations of the accessory dwelling unit as regulated in Skagit County Code 14.16.710. Furthermore, if any of the provisions of SCC 14.16.710 are violated, it is acknowledged that this is cause for removal of the accessory dwelling unit. I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct and will be addressed should a transfer of property ownership occur.

LPB 10-05