

When recorded return to:
James Gross
12454 Gwen Drive #21
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-755

Mar 02 2020

Amount Paid \$24025.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
420041085

Escrow No.: 620041085

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen Susan Dec, an unmarried person, who acquired title as Karen Dec Rochelle, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to James R. Gross, an unmarried person

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

Tract 52, PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH., according to the plat thereof, recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington;

EXCEPT that portion thereof lying South of a line drawn parallel with and 45 feet Northerly (measured at right angles) from the Southerly line of said Tract.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P67122 / 3941-000-052-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2020

Karen Susan Dec
Karen Susan Dec

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Karin Susan Dec
_____ 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: February 27, 2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 03-01-2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03 01 2020

EXHIBIT "A"
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. Shoreline Variance Permit No. 35-86 including the terms, covenants and provisions thereof

Recording Date: March 23, 1987
Recording No.: 8703230005

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