

POOR ORIGINAL

When recorded return to:

Tyler Stamnes and Nicole Poole
7942 Bradner Rd
Abbotsford, BC V4X 2B6 Canada

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237942
Sep 06 2023
Amount Paid \$22200.00
Skagit County Treasurer
By Lena Thompson Deputy
GNW 23-19029

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane McMahan, who acquired title as Diane MaKaeli, as her separate estate and Brian McMahan, husband of Diane McMahan, as to any homestead interest, 340 Opossum Drive, Lake Havasu City, AZ 86404,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Tyler Stamnes, a married person, and Nicole Poole, a married person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. Gov. Lot 7, Section 36, Township 34 North, Range 4 East

This conveyance is subject to covenants, conditions, 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 "B" attached hereto

Tax Parcel Number(s): P29879

Dated: 08/25/2023

Diane McMahan

Diane McMahan

Brian McMahan

Brian McMahan

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of August 2023 by Diane McMahan and Brian McMahan.

Kyle Beam
Signature

Notary

Title

My commission expires: 09/11/2023

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 17522 State Route 9, Mount Vernon, WA 98274
Tax Parcel Number(s): P29879

Property Description:

PARCEL A:

That portion of Government Lot 7, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Westerly right-of-way line of the Northern Pacific Railway Co., a distance of 300 feet South of the North line of said Government Lot 7;
thence West parallel with the North line of said Government Lot 7 to the shore line of the Big Lake;
thence Southerly along said shore line of Big Lake to a point 450 feet South of the North line of said Government Lot 7;
thence East to the right-of-way line of said railway Company;
thence Northerly following said right-of-way line to the point of beginning.

EXCEPT the North 60 feet thereof.

PARCEL B:

That portion of the 100 foot wide railroad right-of-way known as the Northern Pacific Railroad, in the Southeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East, W.M., lying between the Easterly extension of both the North and South lines of that certain tract sold to Michael F. Kerwick, et ux, by contract recorded October 30, 1980, under Auditor's File No. 8010300056, records of Skagit County, Washington;

EXCEPT that portion thereof, if any, lying within the existing as-built right-of-way of State Highway 9.

Situated in Skagit County, Washington.

EXHIBIT B

23-19029-KH

12. Right to overflow and inundate the bed and shores of Big Lake as granted to Day Lumber Co. by Department of Public Lands, Office of the Commissioner, by an Order dated April 7, 1924, and filed for record April 21, 1924, under Auditor's File No. 173578, records of said County.

13. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Big Lake.

14. 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.)

15. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Big Lake, or its banks, or which may result from such change in the future.

16. The terms and provisions of an easement over the Easterly 30 feet of said described premises as reserved in deeds recorded August 10, 1945 under Auditor's File Nos. 382488, 365377 and 425726, records of said County.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2

Recorded: January 26, 1979

Auditor's No. 895505

Purpose: Sewer Easement

Area Affected: A strip of land 10 feet in width, centerline of which is described as the centerline of the sewer pipe line as constructed and shall be located on shore within 60 feet of the line normal high water

18. RESERVATION CONTAINED IN DEED:

Executed by: Annie C. Thompson

Recorded: August 10, 1945

Auditor's No.: 382488

As Follows: This deed is made and accepted with the reservation that no improvement erected thereupon, or use made thereof shall be for sale of any kind of merchandise, or public entertainment. This restriction is a part of the consideration given. It is also covenanted and likewise agreed that sewage disposal shall be by way of sanitary appliances only and septic tank or tanks used in connection therewith in any use of the property.

19. The terms and conditions of an annexation to the Skagit County Sewer District Number 2.

Recorded: November 28, 1984

Auditor's No: 8411280007

Amended by instrument:

Recorded: January 7, 1986

Auditor's No: 8601070029

20. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stephen J. Ruhl, et ux

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19029-KH

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Recorded: December 28, 1993

Auditor's No. 9312280173

Purpose: Ingress, egress and related matters Area Affected: Southeast portion of the subject property

21. ACCESS PERMIT INCLUDING THE TERMS AND PROVISIONS THEREOF:

Permitting Agency: Washington State Department of Transportation

Regarding: Access to Highway 9

Recorded: March 20, 1995

Auditor's No.: 9503200058

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19029-KH

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