



200707170079  
Skagit County Auditor

7/17/2007 Page 1 of 2 1:49PM

When recorded return to:

Mr. and Mrs. John Shepard  
5017 71st Dr NE  
Marysville, WA 98270

Recorded at the request of:  
First American Title  
File Number: 91982

### Statutory Warranty Deed

THE GRANTORS Anthony Chase and Jodi Chase, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John J. Shepard and Andria D. Shepard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
91982E-1

Abbreviated Legal:  
Tract 53, "SKAGIT RIVER COLONY"

Tax Parcel Number(s): P69505, 4011-000-053-0005

Tract 53, "SKAGIT RIVER COLONY", as per plat recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington;

EXCEPT that portion, if any, conveyed to Skagit County for Concrete-Sauk Valley Road No. 366, by M. L. Bartlett and Betty L. Bartlett, his wife, by deed dated March 27, 1964, recorded April 2, 1964, under Auditor's File No. 648602, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 7-13-07

Anthony Chase  
Anthony Chase

Jodi Chase  
Jodi Chase

3377  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 17 2007

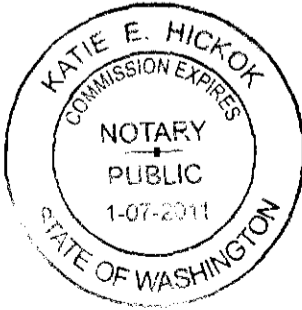
STATE OF Washington  
COUNTY OF Skagit } SS:

Amount Paid \$ 4030.92  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Anthony Chase and Jodi Chase, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-13-07

[Signature]



Notary Public in and for the State of Washington  
Residing at [Signature]  
My appointment expires: 1-7-11

**Schedule "B-1"**

**EXCEPTIONS:**

**A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Skagit River Colony  
Recorded: March 31, 1964  
Auditor's No.: 648520

Said matters include but are not limited to the following:

1. Rights of the public in the public access area as delineated on the Plat.
2. Right to make all necessary slopes for cuts and fills upon the lots in this plat in the original reasonable grading of the roads and ways shown hereon. The County or its successors, shall have the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course after the roads are graded."
3. Easements and restrictions affecting portion of the lots in said Plat which have been delineated on the face of said Plat as: "well sites," "well area," "wells in this area only," "drainfield area" and "access roads."
4. Easement for access road affecting the Southerly 30 feet of Lots 13 - 53.

B. 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 River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

C. 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.)



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