


When recorded return to:  
William G. Garrett and Mary A. Garrett  
18567 West Big Lake Boulevard  
Mount Vernon, WA 98274

  
201104140043  
Skagit County Auditor  
4/14/2011 Page 1 of 4 11:26AM

Recorded at the request of:

File Number: A101315

**Statutory Warranty Deed**

A101315  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Scott A. Yri and Judy L. Yri, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William G. Garrett and Mary A. Garrett, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 71, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKGIT COUNTY,  
WASHINGTON

Tax Parcel Number(s): P62089, 3863-000-071-0004

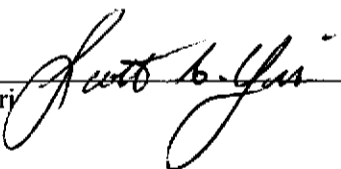
Lot 71, "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY,  
WASHINGTON", according to the plat thereof recorded in Volume 4 of Plats, page 15, records of  
Skagit  
County, Washington;

EXCEPT that portion lying within the boundaries of the H.C. Peters Road No. 263, as conveyed to  
Skagit  
County, by Deed recorded May 26, 1947, as Auditor's File No. 404828.

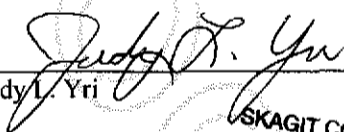
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 3/18/2011

Scott A. Yri



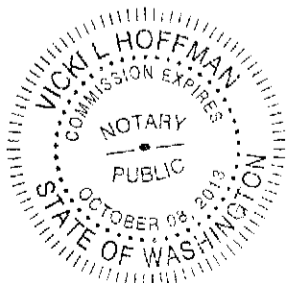
Judy L. Yri

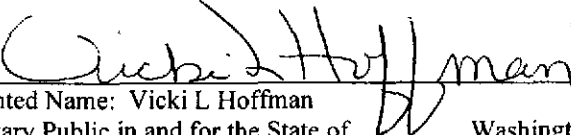


STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott A. Yri, 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: 3-24-11



  
Printed Name: Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10/08/2013

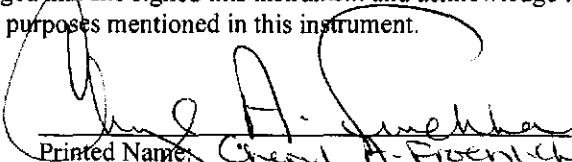
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
#1076  
APR 14 2011  
Amount Paid \$ 10,062.00  
By Juan Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Judy L. Yri, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-7-11



  
Printed Name: Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 4-21-11



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LPB 10-05(i-l)  
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## EXHIBIT A

### EXCEPTIONS:

A. 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.

B. 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

C. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

### D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Skagit County Sewer District No. 2
Dated:	March 4, 1981
Recorded:	June 18, 1981
Auditor's No.:	8106180033
Purposes & Area Affected:	There shall be an easement six feet wide for side sewer along the line of said side sewer as constructed for the use and benefit of said properties, together with a temporary construction easement for ingress and egress

### E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Skagit County Sewer District No. 2
Dated:	March 4, 1981
Recorded:	June 18, 1981
Auditor's No.:	8106180034
Purpose:	For ingress and egress to a pump station site
Area Affected:	Portion of Tract 71, First Addition, Big Lake Water Front Tracts



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F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2  
And: C. Gregory Partington and Mary S. Partington,  
his wife  
Dated: March 4, 1981  
Recorded: June 18, 1981  
Auditor's No.: 8106180035  
Regarding: Developer's Reimbursement Agreement

G. TERMS AND CONDITIONS OF BENEFICIAL DRIVEWAY EASEMENT:

Dated: May 1, 2003  
Recorded: May 5, 2003  
Auditor's No.: 200305050307



201104140043

Skagit County Auditor