



201304220217
Skagit County Auditor

4/22/2013 Page 1 of 4 12:18PM

After recording return to:

**Marielle D. Hinderman
Todd M. Hinderman
18653 Blackberry Lane
Mount Vernon, WA 98274**

LAND TITLE OF SKAGIT COUNTY

143870-01

Reference: 40107839- -803- -MJ3

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Robert C. Bartee and Faith L. Bartee, husband and wife,**

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Marielle D. Hinderman and Todd M. Hinderman, wife and husband**

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

Attached Exhibit A made a part of and attached hereto

Subject to: Those items specifically set forth on Exhibit "B" attached hereto.

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

PTN Lot 78, 1st ADD to Big Lake Waterfront Trs.

Tax Parcel Number(s): P112775,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131415

APR 22 2013

Amount Paid \$ 3209.00
Skagit Co. Treasurer
By *KE* Deputy

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)


CW Title

Reference: Statutory Warranty Deed 40107839 803 MJ3

Dated: April 17, 2013

SELLERS:


Robert C. Bartee

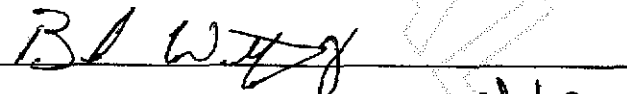

Faith L. Bartee

State of Idaho

County of Ada SS:

On this 17 day of April, 2013, before me personally appeared Robert and Faith Bartee to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

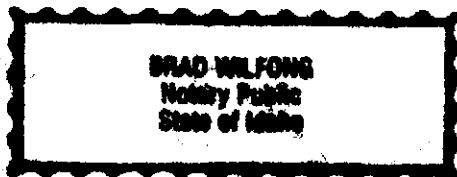
Given under my hand and official seal the day and year last above written.



Notary Public in and for the State of Idaho

Residing at Boise

My Appointment expires: 4-27-2015



Reference: Statutory Warranty Deed **40107839 803 MJ3**

Exhibit A

Lot 78, "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 lying Northeasterly of the Southwesterly line of Big Lake Boulevard as conveyed to Skagit County for road by deed recorded May 26, 1974, under Auditor's File No. 404827.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities, over, under and through a strip of land 20 feet wide extending from the Southwesterly line of Lot 79, "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, to the 60 foot wide easement conveyed to Keith S. Johnson and Alison R. Johnson, husband and wife, and Langus Homes, Inc., a Washington corporation, under Auditor's File No. 9312210113 and lying Southeasterly of, adjacent to, and contiguous with the following described line:

Beginning at the most Southerly corner of Lot 78, of said plat;
thence Southwesterly parallel with the Northwesterly line of Lot 76 of said Plat to the 60 foot wide easement described above and the terminus of this line description.

ALSO TOGETHER WITH a mutual easement for ingress, egress, utilities over, under and across the following described property:

Beginning at the Southwest corner of;
thence Southeasterly along the South line of said Lot 79 to a point 14 feet Southeast of the point of beginning;
thence Northwesterly to a point along the Northwesterly line of said Lot 79, said point being 14 feet Northeast of the point of beginning;
thence Southwesterly along said line to the point of beginning.

Situate in the County of Skagit, State of Washington.



Reference: Statutory Warranty Deed **40107839 803 MJ3**

Exhibit B

Assessments, if any, due and owing Skagit County Sewer District No. 2.

Assessments, if any, due and owing Langus Homeowners' Association, Inc.

