


When recorded return to:
Terry Higman and Patricia Higman
23117 State Route 9
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 106541


201309190066
Skagit County Auditor
9/19/2013 Page 1 of 5 3:36PM \$76.00

Statutory Warranty Deed

106541-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Steven McChesney and Antoinette McChesney, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Terry Higman and Patricia Higman, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 7, Assessor's Plat of Bergman's Lake McMurray Tracts (Parcel A); and
Section 31, Township 33 North, Range 5 East; Ptn of NW - NW (Parcel B)

For Full Legal See Attached Exhibit "A"

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): P61935, 3861-000-007-0005, P18336, 330531-0-001-2004

Dated 9-17-13

Steven McChesney

Antoinette McChesney

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven McChesney and Antoinette McChesney, 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: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133839
SEP 19 2013

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2015

Amount Paid \$ *5,343.22*
By *mem* Deputy

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Statutory Warranty Deed

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Abbreviated Legal:

Lot 7, Assessor's Plat of Bergman's Lake McMurray Tracts (Parcel A); and
Section 31, Township 33 North, Range 5 East; Ptn of NW - NW (Parcel B)

For Full Legal See Attached Exhibit "A"

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): P61935, 3861-000-007-0005, P18336, 338531-0-001-2004

Dated

Sept. 17, 2013

Steven McChesney

Antoinette McChesney

STATE OF California
COUNTY OF Santa Cruz SS:

I certify that I know or have satisfactory evidence that Steven McChesney and Antoinette McChesney, 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:

September 17, 2013

Printed Name: Connie Hassel

Notary Public in and for the State of

Residing at 5304 Ethington Way, Soquel California

My appointment expires: Aug. 4, 2014



Skagit County Auditor

\$76.00

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EXHIBIT A

PARCEL "A":

Lot 7, "ASSESSOR'S PLAT OF BERGMAN'S LAKE McMURRAY TRACTS," as per plat recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington.

PARCEL "B":

That portion of the Burlington Northern Railroad Company right of way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying between the East and West lines extended Northerly, of the following described property:

Lot 7, "ASSESSOR'S PLAT OF BERGMAN'S LAKE McMURRAY TRACTS," as per plat recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington.



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Skagit County Auditor

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Exhibit B

EXCEPTIONS:

A. 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.)

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Alfred N. Carlson, Trustee for Lake McMurray Right-of-Way Association
Recorded: August 25, 1987
Auditor's No.: 8708250058
As Follows: The above-described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purposes of creating an additional building lot.

Affects that portion of said premises lying within Burlington Northern Railroad Company right-of-way and described as Parcel B.

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Burlington Northern Railroad Company
Recorded: February 18, 1987
Auditor's No.: 8702180078
As Follows:

EXCEPTING AND RESERVING however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casing head gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Affects that portion of said premises lying within Burlington Northern Railroad Company right-of-way and described as Parcel B.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: December 19, 1978
Recorded: December 29, 1978
Auditor's No.: 893946
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 14, 1982
Auditor's No.: 8201140007
Regarding: Variance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Harald N. Schot and Julie A. Lewis - Schot
And: Steven McChesney and Antoinette McChesney
Dated: April 2, 2010
Recorded: April 5, 2010
Auditor's No.: 201004050236
Regarding: Permissive use agreement

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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3:38PM