

When recorded return to:
Joseph R. Sanford and Lisa M. Sanford
402 FAS 335
Glendive, MT 59330



201312110033
Skagit County Auditor \$74.00
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Recorded at the request of:

File Number: 106707

Statutory Warranty Deed

106707
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard R. Beilfuss and Joan S. Beilfuss, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lisa M. Sanford and Joseph R. Sanford, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1 P.U.R.D. of Rivers Edge

Tax Parcel Number(s): P118598, 4786-000-001-0000

Lot 1, P.U.R.D. OF RIVERS EDGE, according to the plat thereof, recorded November 27, 2001, under Auditor's File No. 200111270057, records of Skagit County, Washington.

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

12-4-13

Rick R. Beilfuss

Joan S. Beilfuss

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134936

DEC 11 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 7,525.50
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that Rick R. Beilfuss and Joan S. Beilfuss, 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:

12-10-13

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at

Mt Vernon

My appointment expires: 1/07/2015

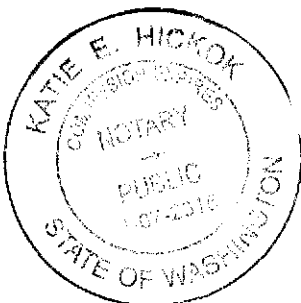


Exhibit A

EXCEPTIONS:

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

Plat/Subdivision Name: P.U.R.D. of Rivers Edge
Recorded: November 27, 2001
Auditor's No: 200111270057

Said Plat was modified by document recorded under Auditor's File No. 200212090170.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 10, 2001
Recorded: November 27, 2001
Auditor's No: 200111270058
Executed by: H & H Investment Properties, LLC - Lurline Hammer

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Declaration Dated: October 1, 2002
Recorded: October 11, 2002
Auditor's No: 200210110211

C. Covenants to prevent practices which might contaminate water supply recorded August 16, 2002 under Auditor's File No. 200208160054.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200009250089.

D. 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.)

E. 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

F. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

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



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G. Native Growth Protection Area shown on face of plat, which has been reduced to 100 feet by instrument recorded December 9, 2002, under Auditor's File No. 200212090170.

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

Recorded: April 21, 2003
Auditor's No.: 200304210243
Regarding: Development Activities on or Adjacent to Designated Natural Resource Lands

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.

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