

When recorded return to:  
Keith Prouty and Wendy Prouty  
3714 252nd ST NE  
Arlington, WA 98223

Recorded at the request of:  
Guardian Northwest Title  
File Number: 107860



201407030179  
Skagit County Auditor \$73.00  
7/3/2014 Page 1 of 2 1:55PM

**Statutory Warranty Deed**

107860  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert E. Strobel and Joanne M. Strobel, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Keith Prouty and Wendy Prouty, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 11 Shangri-La on the Skagit

Tax Parcel Number(s): P69001, 3996-000-011-0007

Lot 11, "SHANGRI-LA ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, pages 52 and 53, 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 7-2-14

Robert E Strobel  
Robert E Strobel

Joanne M Strobel  
Joanne M Strobel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

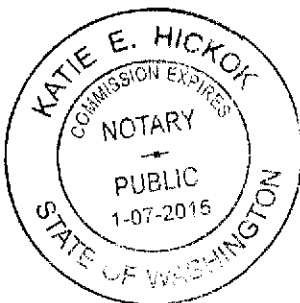
20142375  
JUL 03 2014

Amount Paid \$ 717.00  
By Mh Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert E Strobel and Joanne M Strobel, 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: 7-2-14



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: Shangri-La on the Skagit  
Recorded: July 9, 1969  
Auditor's No: 715628

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Declaration Dated: July 15, 1968  
Recorded: July 18, 1968  
Auditor's No.: 716023  
Executed By: Claude B. Wilson, et ux, and Sooner Land Development Co.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 29, 1968  
Recorded: August 30, 1968  
Auditor's No.: 717620  
Executed By: Claude B. Wilson, et ux, Reginald Hoskin, et ux, and Sooner Land Development Co.

**C. Regulations and By-Laws of Shangri-La Community Club as now or hereafter established and adopted to which the property herein described is made subject by provision in various deeds through which title is claimed from Sooner Land Development, a Washington corporation, which may be notice of a general plan.**

**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. TERMS AND CONDITIONS OF SKAGIT COUNTY, BOARD OF COUNTY COMMISSIONERS, RESOLUTION NO. 8915:**

Dated: June 16, 1981  
Recorded: January 12, 1999  
Auditor's File No.: 9901120001  
Regarding: Sub-Flood Control Zone

**F. Any question that may arise due to shifting and changing in course of the Skagit River.**

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

