

When recorded return to:

Mr. Andrew Max and Ms. Buchanan
19405 179th Ct. NE
Woodinville, WA 98077
20659-BLK



201407310076

Skagit County Auditor \$73.00
7/31/2014 Page 1 of 2 1:43PM

Statutory Warranty Deed

107252-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Alex Acton and Sarah Acton, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew Max and Lanika Buchanan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

THE SOUTH 1/2 OF LOT 46 AND THE NORTH 1/2 OF LOT 47, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

"TOGETHER WITH SECOND CLASS SHORELANDS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THE SOUTHERLY 1/2 OF TRACT 46 AND THE NORTHERLY 1/2 OF TRACT 47, PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON."

Subject to rights, reservations, restrictions and easements of record as set forth on Exhibit "A" attached hereto and incorporated herein by reference.

Tax Parcel Number(s): 3882-000-047-0002 (P64439), 340436-0-085-2107 (P29986)

Dated July 25, 2014

Alex Acton

Sarah Acton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2759
JUL 31 2014
Amount Paid \$ 7748.00
Skagit Co. Treasurer
By MB Deputy

Province of British Columbia, Canada
STATE OF }
COUNTY OF Victoria } SS:
City

I certify that I know or have satisfactory evidence that Alex Acton and Sarah Acton

are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 25, 2014

JAMES H. FARLEY
NOTARY PUBLIC
138 - 2871 Jacklin Road
Victoria, BC V9B 0P3
T (250) 388-5905

Notary Public in and for the Province of British Columbia
Residing at 138-2871 Jacklin Road, Victoria, BC
My appointment expires: is for life

Escrow No.: 20659-BLK

EXHIBIT "A"

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. 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.

C. 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.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Year:	Survey
Recorded:	July 23, 2004
Auditor's No.:	200407230094

AA _____ SA _____



201407310076