



201409260045

Skagit County Auditor

\$73.00

9/26/2014 Page

1 of

2 10:26AM

When recorded return to:
Charles F. Wenker
P.O. Box 1392
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108192

Statutory Warranty Deed

A108192

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Arthur Wagner and Paula Wagner, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles F. Wenker, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Lot 14, Deane's Lake-Erie Tracts

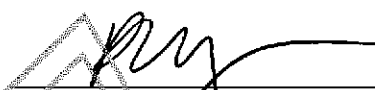
Tax Parcel Number(s): P64861, 3897-000-014-0004

Lot 14, "DEANE'S LAKE ERIE TRACTS", as per plat recorded in Volume 7 of Plats, Page 66, 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 9/22/2014


Arthur Wagner


Paula Wagner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

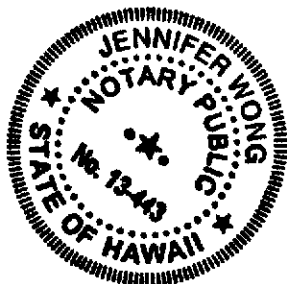
2014 3578
SEP 26 2014

STATE OF Hawaii }
COUNTY OF Honolulu } SS:

Amount Paid \$806.⁰⁰
Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that Arthur Wagner and Paula Wagner, the persons 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.

Date: 9-23-14



Printed Name: Jennifer Wong
Notary Public in and for the State of Hawaii
Residing at 25 Kamehameha Dr Ste 220 Kailua HI 96734
My appointment expires: 12/08/2017

Doc. Date: 9-22-14 # Pages: 1
Name: Jennifer Wong First Circuit
Doc. Description: Statutory Warranty Deed
9-23-14
Signature _____ Date _____
NOTARY CERTIFICATION

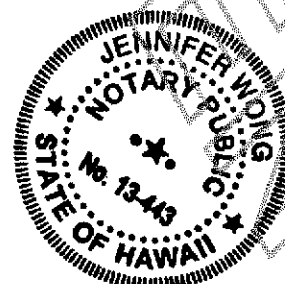


EXHIBIT A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Deane's Lake Erie Tracts
Recorded: August 6, 1956
Auditor's No.: 539692

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: January 15, 2002
Auditor's No.: 200201150099

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 3, 2014
Auditor's No.: 201406030054

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. The right of the City of Anacortes to overflow the shorelands of Lake Erie, as established by an order from the Commissioner of Public Lands, recorded May 21, 1925 as Auditor's File No. 184080.



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9/26/2014 Page

2 of

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