

When recorded return to:
David Jeremy Schy and Jean C Schy
10511 Samish Island Road Po Box 12726
Bov. WA 98232 Mill Creek WA 98082



201410300071

Skagit County Auditor \$73.00
10/30/2014 Page 1 of 2 1:36PM

Recorded at the request of:
Guardian Northwest Title
File Number: 108267

Statutory Warranty Deed

108267-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR C.A. Biermann, Trustee of the C.A. Biermann Living Trust, dated January 19, 1991 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Jeremy Schy and Jean C. Schy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 35, Township 36 North, Range 2 East; Ptn. Gov't Lot 2

Tax Parcel Number(s): P47386, 360235-0-026-0005

That portion of Government Lot 2 in Section 35, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point in the North line of said Lot 2 which is 330 feet West of the Northeast corner thereof;

Thence West 85 feet;
Thence South to the meander line of Padilla Bay,
Thence Easterly along said meander line to a point South of the point of beginning;
Thence North to the point of beginning.

EXCEPT County Road, also except the North 350' thereof, as conveyed to Fred H. March III, et ux by deed recorded December 14, 1973 under *
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 per Exhibit "A" attached hereto
* Auditor's File No. 794542

Dated 10.29.14

Biermann Living Trust
C.A. Biermann
By: C.A. Biermann, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144085
OCT 30 2014

Amount Paid \$6059.⁰⁰
Skagit Co. Treasurer
By nan Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that C.A. Biermann is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Trustee of Biermann Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10.30.14

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

Exhibit A

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By:	Paul Guderjohn and Ella Guderjohn
Recorded:	May 20, 1954
Auditor's No.:	501823
Regarding:	Common use by the adjoining property of well on the subject property

B. 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.)

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

