

When recorded return to:  
Scott M. Morehead and Jill A. Morehead  
9343 Samish Island Road  
Bow, WA 98232



201412040056

Skagit County Auditor

\$74.00

12/4/2014 Page

1 of

3 11:33AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022539

CHICAGO TITLE

620022539

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel W. Wall and Martha J. Wall, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Scott M. Morehead and Jill A. Morehead, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

**Parcel A:**

That portion of Government Lot 3 in Section 27, Township 36 North, Range 2 East, W.M.,  
described as follows:

Beginning at the intersection of the centerline of Alexander Street and the West line of the Plat of  
the Town of Samish; thence West on the centerline of the County Road as conveyed by deed  
recorded in Volume 188 of Deeds, Page 458, for a distance of 514 feet to the true point of  
beginning; thence West 100 feet; thence South parallel with the West line of the Plat of the Town  
of Samish to the Government meander line; thence East on said meander line to a point 514 feet  
West of the West line of the Plat of the Town of Samish; thence North to the true point of  
beginning,

EXCEPT that portion thereof lying within the boundaries of existing roads or right-of-ways.  
Situate in Skagit County, Washington.

**Parcel B:**

Tract 51, Map of Padilla Bay, Skagit County, Washington, as filed in the office of the Clerk of the  
Superior Court of Skagit County and confirmed by decree of said court in case of Ben F. Nauman,  
trustee, vs. Alfred S. Holmes, et al, being Cause No. 13653.  
Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P47247 / 360227-048-0009, P60922 / 3847-800-028-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022539, Schedule B, Special Exceptions, which are attached.

Dated: November 17, 2014

Daniel W. Wall

Martha J. Wall

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20144586

DEC 04 2014

Amount Paid \$ 12,868.17

Skagit Co. Treasurer

By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Daniel W. Wall and Martha J. Wall  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: December 3, 2014

Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016



201412040056

Skagit County Auditor

12/4/2014 Page

2 of

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**SCHEDULE "B"**  
**Special Exceptions**

1. Exceptions and reservations contained in deed from the State of Washington, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of said entry;  
Recording No.: 143769  
Affects: Parcel B
2. Rights granted under that certain agreement dated July 10, 1946, BETWEEN Barnard J. Bourns and wife and Paul E. Russell and wife, filed in the office of the Auditor of Skagit County, Washington, relative to private road;  
Recording No.: 394367
3. Restrictions as contained in deed dated October 4, 1948, executed by Bernard J. Bourns and Elsie A. Bourns, Husband and Wife;  
Recording Date: October 22, 1948  
Recording No.: 424159  
  
Subject to the restriction that on said property no other sewage disposal system shall or may be used save and except for a septic tank or chemical sewage disposal system.  
Affects: Parcel A
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. Agreement including the terms and conditions thereof;  
Executed by: Ken & Joan Kadlec, et al  
Recording Date: January 9, 2004  
Recording No.: 200401090082  
Regarding: On-Site Sewage System Operation and Maintenance Agreement
6. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,  
Recording Date: October 10, 2003  
Recording No.: 200310100018
7. Lot Certification and the terms and conditions thereof;  
Recording Date: October 16, 2006  
Recording No.: 200610160187
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line.  
Recording Date: October 20, 2006  
Recording No.: 200611200140  
Affects: Said premises
9. Protected Critical Area Site Plan and/or easement, and the terms and conditions thereof;  
Recording Date: November 29, 2006  
Recording No.: 200611290160
10. Protected Critical Area Site Plan and/or easement, and the terms and conditions thereof;  
Recording Date: January 9, 2007  
Recording No.: 200701090103
11. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

