

When recorded return to:
Frank M. Petersen and Katherine J. Petersen
23217-23221 State Route 9
Mount Vernon, WA 98274



201502200063

Skagit County Auditor \$74.00
2/20/2015 Page 1 of 3 11:59AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620022054

CHICAGO TITLE
6200 22054

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald L. Lomsdalen and Roberta L. Lomsdalen, who acquired title as Bobbi Lois Lomsdalen, husband and wife as to Parcel A; Robert E. Gustafson, as his separate estate, and as to any life estate reservation, as to Parcel B; and Roberta L. Lomsdalen, as her separate estate as to Parcel C

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Frank M. Petersen and Katherine J. Petersen, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 15, ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS, according to the plat thereof, recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington;

TOGETHER WITH that portion of the Burlington Northern Railroad Company right-of-way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying between the East and West lines extended, of the above described tract.

Situated in Skagit County, Washington

PARCEL B:

Lot 16, ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS, according to the plat thereof, recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington;

Situated in Skagit County, Washington

PARCEL C:

That portion of the Burlington Northern Railroad Company right-of-way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying between the East and West lines extended, of the following described tract.

Lot 16, ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS, according to the plat thereof, recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P61949 3861-000-015-0005, P18335 330531-0-001-1907, P61950
3861-000-016-0004, P18332 330531-0-001-1600

Together with that certain 1994 Franklin Royal Cathedral, 33X12, Park Model, Serial Number 10FBA02T3R1010542.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022054, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: February 18, 2015

Donald L. Lomsdalen
Donald L. Lomsdalen

Roberta L. Lomsdalen
Roberta L. Lomsdalen

Robert E. Gustafson
Robert E. Gustafson

2015507
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

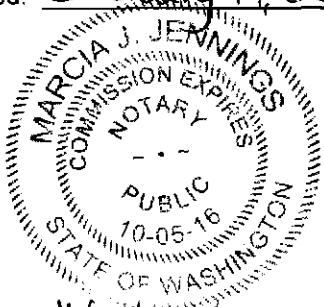
FEB 20 2015

Amount Paid \$ 4,455.00
Skagit Co. Treasurer
By roo Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Donald L. Lomsdalen and Roberta L. Lomsdalen is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 19, 2015

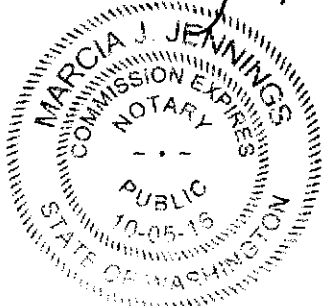


Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert E. Gustafson is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 20, 2015



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



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS:

Recording No.: 666034

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: August 30, 1983

Recording No.: 8308300027

Matters shown: Encroachment of a fence along the Westerly line of Lot 15 by varying amounts

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Burlington Northern Railroad Company

Recording No.: 8702180078

4. Terms and conditions of Driveway Easement

Recording Date: March 8, 1982

Recording No.: 8203080058

5. Terms and conditions of Quit Claim Deed

Recording Date: August 12, 1987

Recording No.: 8708120081

6. Terms and conditions of Quit Claim Deed

Recording Date: August 12, 1987

Recording No.: 8708120074

7. Terms and conditions of Driveway Easement

Recording Date: May 7, 1996

Recording No.: 9605070064

8. 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.

9. City, county or local improvement district assessments, if any.

10. 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.

