



201503240056

When recorded return to:  
James Kuhn and Claudia Ross-Kuhn  
9882 Marshall Road  
Bow, WA 98232

Skagit County Auditor \$74.00  
3/24/2015 Page 1 of 3 1:26PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023106

CHICAGO TITLE

620023106

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Gebhard and Maryann Gebhard, 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 James Kuhn and Claudia Ross-Kuhn, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Government Lot 3, Section 27, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the center line of Alexander Street and the West line of the Plat of Samish;  
Thence West along the center of the county road as conveyed to Skagit County by deed recorded in Volume 188 of Deeds, page 458 of the records of Skagit County, a distance of 464 feet to the true point of beginning;  
Thence South parallel with the West line of the Plat of Samish 296 feet to the Northeast corner of a tract conveyed to Gladys R. Coselman by deed recorded under Auditor's File No. 408612;  
Thence West 50 feet;  
Thence North to the center line of the county road;  
Thence East to the true point of beginning;

EXCEPT county road along the North line thereof as conveyed to Skagit County by deed recorded in Volume 188 of deeds, page 458, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P47257 / 360227-0-057-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015898  
MAR 24 2015

Amount Paid \$6217.<sup>20</sup>  
Skagit Co. Treasurer  
By *Mmm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 16, 2015

[Signature]  
Timothy Gebhard

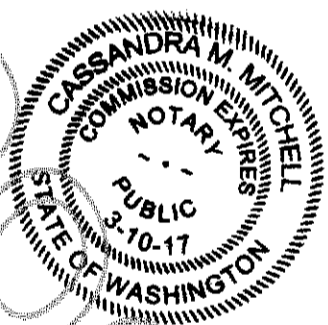
[Signature]  
Maryann Gebhard

State of WA  
County of S King

I certify that I know or have satisfactory evidence that Timothy Gebhard and Maryann Gebhard 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: 3-17-15

[Signature]  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon, WA  
My appointment expires: 3-10-17



**EXHIBIT "A"**  
Exceptions

1. Agreement, including the terms and conditions thereof, entered into;  
By: Bernard Bourns  
And Between: Paul Russell  
Recorded: July 26, 1946  
Auditor's No.: 394366, records of Skagit County, Washington  
Providing: Road construction and maintenance
2. Right of way for road known as Marshall Road, constructive notice of which is contained in various instruments of record;  
Affects: Northerly boundary of said premises of said premises
3. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: August 9, 1955  
Auditor's No.: 52247 records of Skagit County, Washington  
Executed By: Gladys R. Coselman  
As Follows: 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
4. Covenants, conditions and restrictions 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 in the document  
  
Recording Date: May 30, 2001  
Recording No.: 200105300065  
Executed by: Gary W. Coselman and Karen W. Coselman, husband and wife  
As Follows: Timber and Logging rights
5. Terms and conditions of Lot of Record Certification:  
  
Recording Date: June 23, 2009  
Recording No.: 200906230051
6. Terms and conditions of Skagit County Planning & Development Services - Reasonable Use Exception Determination  
  
Recording Date: September 2, 2009  
Recording No.: 200909020103
7. Terms and conditions of Notice of On-Site Sewage System Maintenance Agreement Requirement  
  
Recording Date: February 18, 2010  
Recording No.: 201002180014
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Samish Farms Water Association.

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.