



201504030057

Skagit County Auditor

\$73.00

4/3/2015 Page

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2 2:02PM

When recorded return to:
Gloria D. Estes and Michael Estes
31430 W. Second Street
Lyman, WA 98263

Recorded at the request of:
Guardian Northwest Title
File Number: 108952

Statutory Warranty Deed

THE GRANTORS Chris Stormont and Patti Stormont, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Gloria D. Estes and Michael Estes, wife and husband** the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Section 17, Township 35 North, Range 6 East; Ptn. SE NW 108952-1

Tax Parcel Number(s): **P41517, 350617-0-169-0001**

That portion of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the South line of Second Street as established in the Town of Lyman, 240 Feet West of the West Line of Dyer Street extended South; Thence West 85 Feet; Thence South to the bank of the Skagit River; Thence Easterly along the bank of the river to a point due South of the point of beginning; thence North to the point of beginning;

EXCEPT any portion thereof lying West of a line that is parallel with and 900 feet East of the West line of said Southeast Quarter of the Northwest Quarter;

Situate within the County of Skagit, State of 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 4/2/2015

CHRIS STORMONT
Chris Stormont
Patti Stormont
Patti Stormont

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015/058
APR 03 2015

Amount Paid \$699.00
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Chris Stormont and Patti Stormont, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-2-15

Kimberly A. Barrett
Printed Name: Kimberly A. Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: aug 6, 2016

Exhibit "A"

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Recorded: April 18, 1931
Auditor's No.: 242656
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

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: Record of Survey
Recorded: December 15, 2000
Auditor's No.: 200012150106
Affects: A portion of subject property and other lands

C. 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: Record of Survey (Short Plat Lyman 2002-01)
Recorded: July 5, 2002
Auditor's No.: 200207050149
Affects: A portion of subject property and other lands

D. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

E. 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.)

F. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River.