

When recorded return to:  
Daniel S. Sturgill and Penni J. Sturgill  
1500 E. College Way Suite A 422  
Mount Vernon, WA 98273



201505040100  
Skagit County Auditor \$76.00  
5/4/2015 Page 1 of 5 3:47PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023355

CHICAGO TITLE

620023355

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gretchen L. Valentine, an unmarried woman; and Teresa Linnea McComas, a married woman, as her separate estate, and Bruce McComas, her spouse; and Elizabeth Ann McCaffery, a married woman, as her separate estate, and Charles McCaffery, her spouse;

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Daniel S. Sturgill and Penni J. Sturgill , husband and wife

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

Lot 2 and the East Half of Lot 16, SHORE ACRES ADDITION TO GUEMES ISLAND, according to the plat thereof, recorded in Volume 7 of Plats, pages 90 and 91, including 2nd Class Tideland within Lot 2. Also, an indeterminate undivided interest in Lot 13 for Well purposes (a community lot). records of Skagit County, Washington;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P69133 / 3999-000-002-0005, P69147 / 3999-000-016-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151536  
MAY 04 2015

Amount Paid \$ 9,973.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 21, 2015

Gretchen L. Valentine  
Gretchen L. Valentine

\_\_\_\_\_  
Teresa Linnea McComas

\_\_\_\_\_  
Bruce McComas

\_\_\_\_\_  
Elizabeth Ann McCaffery

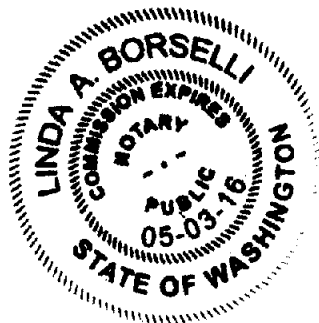
\_\_\_\_\_  
Charles McCaffery

State of Washington  
County of King

I certify that I know or have satisfactory evidence that

Gretchen L. Valentine  
she 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: 4.28.15



Linda A. Borselli  
Name: Linda A. Borselli  
Notary Public in and for the State of Washington  
Residing at: Woodinville  
My appointment expires: 5.3.16

STATUTORY WARRANTY DEED  
(continued)

Dated: April 21, 2015

Gretchen L. Valentine

Teresa Linnea McComas  
Teresa Linnea McComas

Bruce McComas  
Bruce McComas

Elizabeth Ann McCaffery

Charles McCaffery

State of WASHINGTON

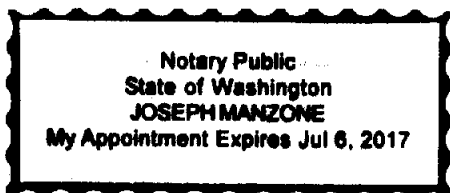
COULTER of Jefferson

I certify that I know or have satisfactory evidence that

TERESA LINNEA MCCOMAS & BRUCE MCCOMAS  
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: APRIL 22, 2015

JOSEPH MANZONE  
Name: JOSEPH MANZONE  
Notary Public in and for the State of WASHINGTON  
Residing at: INDIANOLA, WA  
My appointment expires: JULY 6, 2017



STATUTORY WARRANTY DEED  
(continued)

Dated: April 21, 2015

Gretchen L. Valentine

Teresa Linnea McComas

Bruce McComas

Elizabeth Ann McCaffery

Elizabeth Ann McCaffery

Charles McCaffery

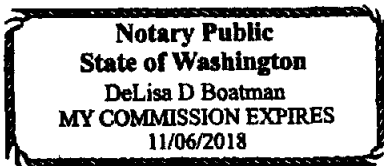
State of Washington

County of Whatcom of Whatcom

I certify that I know or have satisfactory evidence that

Elizabeth Ann McCaffery and Charles McCaffery  
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: April 28, 2015



Name: DeLisa D Boatman  
Notary Public in and for the State of Washington  
Residing at: Bellingham  
My appointment expires: 11/16/2018

**EXHIBIT "A"**  
Exceptions

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File Nos. 70366 and 93041, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc. and the right of entry for opening, development 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.
2. 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 SHORE ACRES ADDITION TO GUEMES ISLAND:

Recording No: 559533

3. Record of Survey

Recording Date: February 6, 1992  
Recording No.: 9202060076

4. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: December 6, 2006  
Recording No.: 200612060103

In part as follows:

**"IS a Lot of Record as defined in Skagit County Code...and therefore IS eligible for conveyance." "IS NOT, the minimum lot size.....and does not meet an exemption.....and therefore IS NOT eligible to be considered for development permits"**

5. 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.
6. 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.