

When recorded return to:
Gregg A. Von Femppe and Erin M. Von Femppe
9418 Marshall Road
Bow, WA 98232



201510160103

Skagit County Auditor \$75.00
10/16/2015 Page 1 of 3 4:13PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024101

CHICAGO TITLE

620024101

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. Chaney and Nancy C. Chaney, 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 Gregg A. Von Femppe and Erin M. Von Femppe,

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 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 on Volume 188 of Deeds, page 458, for a distance of 264 feet to the true point of beginning of this description;
Thence from said point of beginning run West on the centerline of said County road 150 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 264 feet West of the West line of the "PLAT OF THE TOWN OF SAMISH";
Thence North to the point of beginning;

EXCEPT that portion thereof lying within the boundaries of existing roads or rights of way therefore;

AND EXCEPT that portion of the East 100 feet of said premises that lies South of a line drawn due West from a point on the East line thereof that is 300 feet North of the North line of Samish Point Road No. 302, as said road is located and established on the ground.

AND ALSO EXCEPT the West 25 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P47243/360227-0-044-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154260

OCT 16 2015

Amount Paid \$ 8682.50
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 12, 2015

Robert D Chaney
Robert D Chaney

Nancy C Chaney
Nancy C Chaney

State of Arkansas
County Washington or Washington

I certify that I know or have satisfactory evidence that Robert D Chaney and Nancy C Chaney 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: 10-13-2015

SHARON KAY GILZOW
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires May 01, 2023
Commission No. 12399224

Sharon Kay Gilzow
Name: Sharon Kay Gilzow
Notary Public in and for the State of Arkansas
Residing at: Benton County
My appointment expires: 5-01-2023

EXHIBIT "A"
Exceptions

1. Record of survey recorded March 10, 1989, under Auditor's File No. 8903100003, records of Skagit County, Washington.
2. Easement in favor of Pacific Telephone and Telegraph, as disclosed by deed recorded December 9, 1981, under Auditor's File No. 8112090030, records of Skagit County, Washington.
3. An agreement relative to the building maintenance and use of a road, between Bernard J. Bourns and Elsie A. Bourns, his wife, and Paul E. Russell and Jane Russell, his wife, dated July 10, 1946, filed July 26, 1946 under Auditor's File No. 394366, and recorded in Volume 211 of Deeds, page 443.
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. Assessments, if any, levied by Samish Farms Water Association.
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.