



201601060037

Skagit County Auditor \$75.00  
1/6/2016 Page 1 of 3 1:39PM

When recorded return to:  
David J. Meyer  
4842 Blank Road  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110464

**Statutory Warranty Deed**

110464

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Louis John Auriemma, Sr. as Trustee of the Louis John Auriemma, Sr. Revocable Trust, dated April 9, 1996 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **David J. Meyer, an unmarried man** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:

Section 25, Township 36 North, Range 4 East; Ptn. S 1/2 (aka Lot 2 Short Plat 94-007)

Tax Parcel Number(s): P49970, 360425-3-005-0012, P117343, 360425-3-005-0100

Lot 2, Short Plat No. 94-007, as recorded on June 21, 1994, under Auditor's File No. 9406210061, records of Skagit County, Washington; lying in the South half of Section 25, Township 36, North, Range 4 East of W.M..

Situate in Skagit County, 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 per Exhibit "A" attached hereto

Dated 1-5-16

Louis Auriemma Revocable Trust

[Signature]  
By: Louis Auriemma, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201632

JAN 06 2016

Amount Paid \$ 3173.<sup>40</sup>

Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Arizona )  
COUNTY OF Pima ) SS:

I certify that I know or have satisfactory evidence that Louis Auriemma is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of Louis Auriemma Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 01/05/2016

[Signature]

Notary Public in and for the State of Arizona  
Residing at Casaen Valley, AZ  
My appointment expires: July 14, 2017

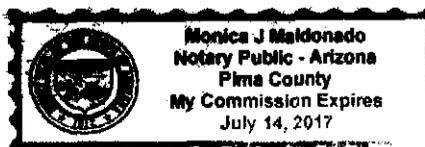


Exhibit A

**EXCEPTIONS:**

**A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Clea Jury  
Recorded: April 30, 1958  
Auditor's No.: 564715 (Includes other property)  
As Follows:

Reservation of all rights to minerals, including coal, gas, oils and metals, with the right to enter upon the property herein described, to remove the same. compensating the purchasers for all damages done.

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County  
Recorded: October 10, 1989  
Auditor's No. 8910100056  
Purpose: Public access limited to vehicles operated by public carriers, including, but not limited to, Skagit County, school buses and the United States Postal Service  
Area Affected: A strip of land described in said document

**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: Short Plat No. 94-007  
Recorded: June 21, 1994  
Auditor's No.: 9406210061

**D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Recorded: December 31, 1998  
Auditor's No.: 9812310032  
Regarding: Notice of Moratorium on Non-Forestry Use of Lane

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. 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

F. 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.)