

When recorded return to:

Mr. and Mrs. Charles W. Redell, Christine Guenther  
530 W Olympic PL  
Seattle, WA 98119



Skagit County Auditor  
2/29/2016 Page

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3

\$75.00  
1:13PM

Filed for Record at Request of  
Curtis And Casteel Law Group, PLLC  
Escrow Number: C1501007JB

Land Title and Escrow

Statutory Warranty Deed

154215-F

THE GRANTORS Russell Avery and Ana Avery, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christine Guenther, an unmarried woman, Charles W. Redell and Alexis Govan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1 SP PL 12-0114, Being A Ptn. Of GL 3, 36-34-4 E W.M.

Tax Parcel Number(s): P29924 Acct#340436-0-049-0106

Lot 1, Skagit County Short Plat No. PL 12-0114, approved November 16, 2012 and recorded November 19, 2012 under Auditor's File No. 20121190202, records of Skagit County, Washington. Being a portion of Government Lot 3 in Section 36, Township 34 North, Range 4 East of the Willamette Meridian. Situated in County of Skagit, State of Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated February 25, 2016

Russell Avery

Ana Avery

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 612  
FEB 29 2016

STATE OF WA  
COUNTY OF SKAGIT } SS:

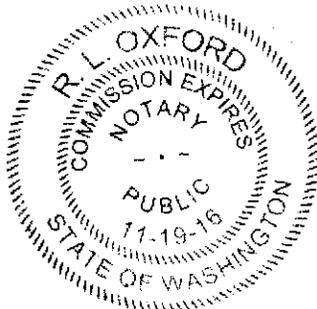
Amount Paid \$ 4186.22  
Skagit Co. Treasurer  
By MM Deputy

I certify that I know or have satisfactory evidence that Russell Avery and Ana Avery

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2.25.16

Notary Public



Notary Public in and for the State of WA  
Residing at Mill Creek  
My appointment expires: 11-19-16

## EXHIBIT "A"

Reservations contained in deed from the State of Washington recorded, under Auditor's File No. , reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing 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.

Grantor: State of Washington  
Auditor's No.: 58019

### CONDITIONAL USE PERMIT AND THE TERMS AND CONDITIONS THEREOF:

Permit No.: CU-30-009  
Recorded: October 21, 1982  
Auditor's File No.: 8210210042  
Regarding: Reference is made to the record for full particulars

### LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 17, 2012  
Auditor's File No.: 201208170071

### MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Skagit Surveyors & Engineers  
Recorded: November 19, 2012  
Auditor's File No.: 201211190202

### LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 19, 2012  
Auditor's File No.: 201211190203

### PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Kenneth Bechtel  
Recorded: November 19, 2012  
Auditor's File No.: 201211190204

### SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Between: Russell Avery and Ana Avery  
And: Kenneth Bechtel  
Dated: April 29, 2015  
Recorded: April 30, 2015  
Auditor's No.: 201504300129

**EXHIBIT "A"**

**SETBACK EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between:	Gerik P. Shinn, as his separate property
And:	Russell Avery and Ana Avery, husband and wife
Dated:	April 27, 2015
Recorded:	May 27, 2015
Auditor's No.:	201505270091