

WHEN RECORDED RETURN TO:

Tricia Hagen
18826 Fisherman's Loop
Burlington, WA 98233



201603040125

Skagit County Auditor
3/4/2016 Page

1 of 3 3:32PM

\$75.00

DOCUMENT TITLE(S):
Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

110934

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTORS:

Clifford L. Summers and Patricia K. Summers, husband and wife

GRANTEES:

Tricia Hagen and Joe Hagen, a married couple

ABBREVIATED LEGAL DESCRIPTION:

Lot 51, , Samish River Park 1, according to the Plat thereof filed in Volume 9 of Plats at Page(s) 43, records of Skagit County, Washington.

TAX PARCEL NUMBER(S):

P68737, 3990-000-051-0004

Tricia Hagen and Joe Hagen
18826 Fisherman's Loop
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 110934

Statutory Warranty Deed

THE GRANTORS Clifford L. Summers and Patricia K. Summers, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tricia Hagen and Joe Hagen, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 51 Samish River Park

Tax Parcel Number(s): P68737, 3990-000-051-0004

Lot 51, "SAMISH RIVER PARK, DIVISION NO. 1", according to the plat thereof recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

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 described in Exhibit "A" attached hereto

X Dated 2/26/2016

[Signature]
Clifford L. Summers

[Signature]
Patricia K. Summers

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 718
MAR 04 2016

X STATE OF WASHINGTON }
X COUNTY OF SKAGIT } SS:

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that Clifford L. Summers and Patricia K. Summers, 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.

X Date: 2.26.2016

Charlene Griffin
X Printed Name: Charlene Griffin
X Notary Public in and for the State of WASHINGTON
X Residing at BURLINGTON, WA
X My appointment expires: 5-20-2019



Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 9, 1929
Recorded: August 10, 1929
Auditor's No.: 225812
Purpose: Electric transmission and distribution lines
Area Affected: Undisclosed

Said easement also grants rights to cut danger trees on adjoining property and includes prohibitions against blasting within 300 feet.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Department of Game
Dated: August 9, 1929
Recorded: May 11, 1954
Auditor's No.: 501365
Purpose: Right-of-way for sport fishermen
Area Affected: A 25 foot strip bordering and extending along the East and West sides of the Samish River

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 10, 1967
Recorded: August 15, 1967
Auditor's No.: 703232
Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AS AMENDED BY THE FOLLOWING INSTRUMENTS OF RECORD, ALL OF WHICH ARE RECORDS OF SKAGIT COUNTY, WASHINGTON: 710329, 7904120004, 9509220088 AND 9803230110.

D. Any question that may arise due to shifting or changing in course of Samish River.

E. 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:

Plat/Subdivision Name: Samish River Park Division No. 1
Auditor's No: 703269

F. Any tax, fee, assessments or charges as may be levied by Samish River Park Inc.