## WHEN RECORDED RETURN TO:



\$75.00

Tricia Hagen 18826 Fisherman's Loop Burlington, WA 98233 Skagit County Auditor 3/4/2016 Page

1 of

3 3:32PM

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 warrapts 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, 3990-800-051-0004

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

Charlot L. Summers

Patricia K. Summers

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20/6 7/8

MAR 0 4 2016

X COUNTY OF SKAGIT CO. Treasurer

By Mar Co. Treasurer

By Mam Deputy

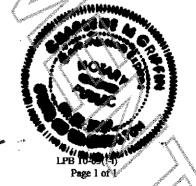
I certify that I know or have satisfactory evidence that Clifford L. Summers and Patricia K. Summers,

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 State of
X Notary Public in and for the State of
X Residing at FURLINGTON, WA

V My appointment expires: 5-20-2019



ExhibitA

## EXCEPTIONS:

A SEASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Dated: Puget Sound Power & Light Company

Dated: Recorded: August 9, 1929 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: Recorded: August 9, 1929 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.