



201603070099

Skagit County Auditor

\$76.00

3/7/2016 Page

1 of

4 3:27PM

**When recorded return to:**

William Beau Minnick and Nicole U'ilani Minnick  
20863 Lake Sixteen Road  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500036657

**CHICAGO TITLE**

**500036657**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard N. Strand and Sigrid E. Strand as Trustees of the Richard and Sigrid Strand Revocable Trust, dated May 21, 2015

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to William Beau Minnick and Nicole U'ilani Minnick, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 14 and 15, IDLEWOOD, according to the Plat thereof recorded in Volume 8 of Plats, Page 25, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66187 / 3930-000-015-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: February 22, 2016

2016779

MAR 07 2016

Richard and Sigrid Strand Revocable Trust, dated May 21, 2015

BY: Richard N. Strand, Trustee

Richard N. Strand, Trustee

BY: Sigrid E. Strand, Trustee

Sigrid E. Strand, Trustee

Amount Paid \$ 7089.40  
Skagit Co. Treasurer  
By ME Deputy

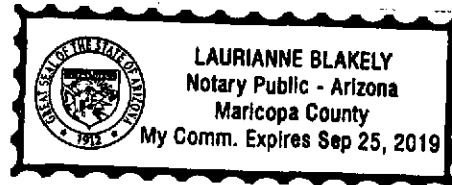
**STATUTORY WARRANTY DEED**  
(continued)

State of Arizona  
County of Maricopa

I certify that I know or have satisfactory evidence that Richard N. Strand and Sigrid E. Strand are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustees, respectively, of Richard and Sigrid Strand Revocable Trust, dated May 21, 2015 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 03-02-2016

Laurianne Blakely  
Name: Laurianne Blakely  
Notary Public in and for the State of Arizona  
Residing at: Queen Creek, AZ 85142  
My appointment expires: 09-25-2019



**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: August 10, 1918  
Auditor's No.: 126981, records of Skagit County, Washington  
Executed By: English Lumber Company, a Washington corporation  
Affects: All parcels in said plat  
As Follows: All coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now or hereafter discovered, with the right to prospect for, extract and remove the same; provided however, that the grantor, its successors and assigns, shall pay to the Grantees, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil, or gas, and by the operation of prospecting for mining the same
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the face of the filed Plat of Idlewood.
3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: December 14, 1961  
Recording No.: 615682
4. Agreement, including the terms and conditions thereof, entered into;  
By: Richard Strand  
And Between: Skagit County  
Recorded: June 8, 1993  
Auditor's No. 9306080064, records of Skagit County, Washington  
Providing: On-site sewage system
5. 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.
6. ATU Service Contract including the terms, covenants and provisions thereof  
  
Recording Date: June 19, 2000  
Recording No.: 200006190150
7. Order on Shoreline Variance SL 00 0028 and Administrative Decision Request PL 00 0569 including the terms, covenants and provisions thereof  
  
Recording Date: June 20, 2002  
Recording No.: 200206200086
8. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  
  
Recording Date: October 25, 2002  
Recording No.: 200210250177

**EXHIBIT "A"**

Exceptions  
(continued)

9. Accessory Dwelling Unit including the terms, covenants and provisions thereof

Recording Date: March 6, 2003  
Recording No.: 200303060025

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 23, 2013  
Recording No.: 201301230049  
Matters shown: Possible encroachment of a fence onto the Westerly portion of Lot 15 by varying amounts

11. **Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.**

12. City, county or local improvement district assessments, if any.