



201603310089

When recorded return to:
Jennifer Jones and Jeffrey Jones
16905 View Lane
La Conner, WA 98257

Skagit County Auditor

\$75.00

3/31/2016 Page

1 of

3 2:14PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026206

CHICAGO TITLE
620026206

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark S. Crosson, Trustee of The Polder Irrevocable Family Property Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jennifer Jones and Jeffrey Jones, wife and husband

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

Lot 38, SHOREWOOD, according to the plat thereof, recorded in Volume 9 of Plats, pages 82 and
83, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69199 / 4000-000-038-0008

Subject to:

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

Dated: March 28, 2016

Polder Irrevocable Family Property Trust

BY:

Mark S. Crosson
Mark S. Crosson
Trustee

20161110
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2016

Amount Paid \$ 6502⁰⁰
Skagit Co. Treasurer
By *MF* Deputy

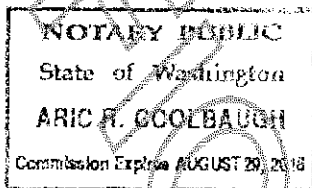
STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of THURSTON

I certify that I know or have satisfactory evidence Mark ^{S. acc} Steven Crossen ~~is~~ are the person(s) who appeared before me, and said person acknowledged that ~~he~~ she/they signed this instrument, on oath stated that ~~he~~ she/they was authorized to execute the instrument and acknowledged it as the Trustee of Polder Family Living Property Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-29-16



[Signature]
Name: ARIC R. COOLBAUGH
Notary Public in and for the State of WA
Residing at: OLYMPIA
My appointment expires: 8-29-18

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 5, 1937
Auditor's No(s): 287328, records of Skagit County, Washington
In favor of: Puget Sound Power and Light
For: Construction, maintenance and electrical transmission and distribution line
Affects: Prohibition against blasting
2. Stipulation contained in deed

Recording Date: March 1, 1955
Recording No.: 513864
As Follows:
"Title to the land herein described shall be subject to any existing easement for public roads and highways, for public utilities and for railroads and pipe lines and any other right of way of record as well as reservations for ditches or canals constructed by authority of the United States"
3. 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 SHOREWOOD:

Recording No: 731984
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Declaration Dated: October 21, 1969
Recorded: October 21, 1969
Auditor's No(s): 732167, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: October 5, 1982
Auditor's No(s): 8210050015, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 16, 1993
Auditor's No(s): 9311160158, records of Skagit County, Washington
In favor of: Swinomish Utility and Environmental Services Authority
For: Water Lines
6. 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.
7. Assessments, if any, levied by Swinomish Tribal Community.
8. Assessments, if any, levied by Town of La Conner Sewer District.
9. City, county or local improvement district assessments, if any.