

When recorded return to:

Ms. Tina Griggs, Member
PO Box 870
Woodinville, WA 98072

21182-LMC

Skagit County Auditor
4/19/2016 Page

1 of

3

\$75.00

1:27PM

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

111343

THE GRANTOR Richard D. Cejka and Penelope B. Cejka, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bedlam Bunkhouse, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

LOT 17 AND THAT PORTION OF LOT 18, "SKAGIT RIVER COLONY," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 65 AND 66, RECORDS OF SKAGIT COUNTY, WASHINGTON LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE SOUTHERLYMOST CORNER OF SAID LOT 18; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 18, A DISTANCE OF 100 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 18, A DISTANCE OF 30 FEET; THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 18 TO THE NORTHEASTERLY LINE OF SAID LOT 18, THE TERMINUS OF THIS LINE DESCRIPTION.

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Tax Parcel Number(s): 4011-000-017-0000 (P69468)

Dated April 14, 2016

Richard D. Cejka

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20161426

APR 19 2016

Amount Paid \$ 361.00

Skagit Co. Treasurer
By *Mam* Deputy

STATE OF WA

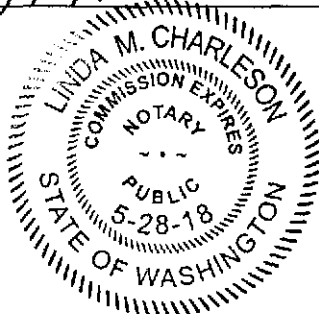
COUNTY OF *King*

SS:

I certify that I know or have satisfactory evidence that Richard D. Cejka and Penelope B. Cejka

the person who appeared before me, and said person 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: 4/18/16



Notary Public in and for the State of

Residing at *Redmond*

My appointment expires: 5/28/2018

EXHIBIT "A"

A. 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:

Name: Skagit River Colony
Recorded: March 31, 1964
Auditor's No.: 648520

B. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 23, 1999
Auditor's No.: 199908230212
Regarding: "Waiver and Covenant Not To Sue Skagit County And Adjacent To Natural Resource Land Property Owners"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Arthur Hammond
Recorded: August 23, 1999
Auditor's No.: 199908230213

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

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

Recorded: January 16, 2001
Auditor's No.: 200101160038
Executed By: Arthur C. Hammond

G. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Richard D. Cejka and Penelope B. Cejka, husband and wife
Recorded: April 19, 2013
Auditor's No.: 201304190081

H. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201604190032

Rb + mub RDC + PC