

When recorded return to:
Moin Shaikh and Audrey Dawn Shaikh
16693 West Big Lake Blvd
Mount Vernon, WA 98274

201604200029
Skagit County Auditor
4/20/2016 Page 1 of \$75.00
3:11:15AM

Filed for record at the request of:

TICOR TITLE COMPANY

2825 Colby Ave, Ste. 300
Everett, WA 98201

Escrow No.: 70037118

③
TICOR TITLE
70037118

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry J. McCandless and Brenda J. McCandless, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to ~~Moin Shaikh and~~ *Audrey Dawn Shaikh, husband and wife-

*A married woman as her sole and separate property
the following described real estate, situated in the County of Skagit, State of Washington:

Tract 79, First Additon Big Lake Waterfront Tracts, according to the plat thereof, recorded in Volume 4
of plats, page 15, records of Skagit County, Washington.

Except that portion thereof conveyed in Skagit County for road purposes by deed recorded March 2,
1955 under Auditor's File No. 513942;

Also except that portion of Tract 79, First Additions Big Lake Waterfront Tracts, according to the plat
thereof recorded in Volume 4 of plats, page 15, records of Skagit County, Washington, lying
Southwesterly of that portion conveyed to Skagit County for road purposes by deed recorded March 2,
1955 under Auditor's file No. 513942;

Situate in Skagit County, Washington.

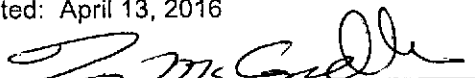
Abbreviated Legal: (Required if full legal not inserted above.)

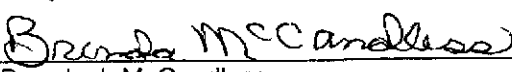
Tax Parcel Number(s): P62098 / 3863-000-079-0006,

Subject to:

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


Dated: April 13, 2016


Terry J. McCandless


Brenda J. McCandless

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161445
APR 20 2016

Amount Paid \$ 9.795
Skagit Co. Treasurer
By  Deputy

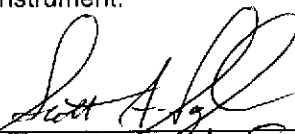
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Teroy J. McCandless Brenda J. McCandless
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4-15-16


Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/16

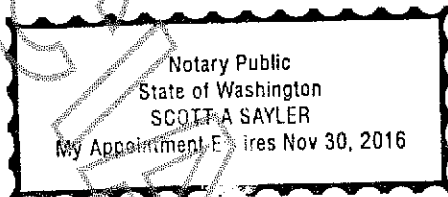


EXHIBIT "A"

Exceptions

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.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s): 513942, records of Skagit County, Washington
In favor of: Skagit County
For: Slopes for right of way
3. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

Recording Date: July 8, 2003
Recording No.: 200307080018