

When recorded return to:  
Isabella McPeak  
117 E Louisa St Ste 374  
Seattle, WA 98102



201605100049  
Skagit County Auditor  
5/10/2016 Page 1 of 3 11:50AM \$75.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026779

CHICAGO TITLE

620026779

2016/821  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 10 2016

Amount Paid \$ 875.42  
Skagit Co. Treasurer  
By Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carmella Josephine Cuccia, an unmarried woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Isabella McPeak, an unmarried woman

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

Leasehold estate affecting the following land created by the instrument herein referred to as the Lease  
which is identified as follows:

Dated: July 1, 2004

Recorded: July 19, 2004

Auditor's No.: 200407190024

Lessor: Bureau of Indian Affairs (Secretary of the Interior)

Lessee: The Layton Family Trust Mr. Don Layton

Assignment of Leasehold Estate and the terms, provisions and conditions thereof

Recorded: May 10, 2016

Auditor's No.: 201605100048

Tract 47 of the Unrecorded Plat of Cobahud Waterfront Tracts, Swinomish Reservation, Skagit  
County, Washington, on file with the United States Department of the Interior, Bureau of Indian  
Affairs, Western Washington Indian Agency, Everett, Washington; being a portion of Government  
Lot 4, Section 34, Township 34 North, Range 2 East, W.M. EXCEPT Pull and Be Damned Road

(A 1998 Lot Line Adjustment has changed the dimensions of this property from the Original Plat.  
The property is 45 feet in width, not 50, as disclosed by Lot Line Adjustment Survey recorded May  
4, 2000 under Auditor's File No. 200005040029, records of Skagit County, Washington. See Tribal  
Planning Office.)

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P129624 / 5103-000-047-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

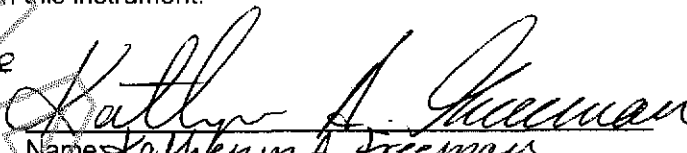
Dated: April 20, 2016

  
Carmella Josephine Cuccia

State of Washington  
County of SKagit

I certify that I know or have satisfactory evidence that  
Carmella Josephine Cuccia  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: May 5, 2016

  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Shohomish CO  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. A lease with certain terms, covenants, conditions and provisions set forth therein.  
  
Dated: July 1, 2004  
Lessor: Bureau of Indian Affairs (Secretary of the Interior)  
Lessee: The Layton Family Trust Mr. Don Layton  
Recording Date: July 19, 2004  
Recording No.: 200407190024
2. Any law, ordinance or regulation of an Indian Tribe or Nation, including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.  
  
Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Rights of the United States and the State of Washington for fishery, commerce and navigation in lands adjoining water, including treaty rights of any Native American Tribe or Band.
4. Terms, covenants, conditions, and provisions of the lease referred to in Schedule A hereof.
5. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
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. Title is subject to all matters disclosed on a current Title Status Report on file with the Bureau of Indian Affairs, whether or not the Title Status Report has been examined, certified, or verified.
8. Restrictions, including any restraint against alienation, as contained in the deed or the federal patent and the Act authorizing the issuance thereof, under which title is vested
9. Record of Cobahud Waterfront Tracts Lot Line Adjustment Survey and the terms and conditions thereof  
  
Recording Date: May 4, 2000  
Recording No.: 200005040029
10. Bill of Sale  
  
Recording Date: September 21, 2004  
Recording No.: 200409210004
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Swinomish Indian Tribal Community.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.