

**When recorded return to:**  
James C. Young and Kailee M. Young  
17340 Golden View Avenue  
La Conner, WA 98257



201605100052

Skagit County Auditor \$77.00  
5/10/2016 Page 1 of 5 11:51AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620026294

**CHICAGO TITLE**  
620026294

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lee A. Carlson and M Dee Carlson, 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 James C. Young and Kailee M. Young, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 3, Block 3, WAGNER'S HOPE ISLAND ADDITION, according to the plat thereof, recorded in  
Volume 6 of Plats, page 12, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P70223 / 4036-003-003-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20161802  
MAY 10 2016

Amount Paid \$ 13,177.<sup>00</sup>  
Skagit Co. Treasurer  
By MF Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 4, 2016

Lee A. Carlson  
Lee A. Carlson

M Dee Carlson  
M Dee Carlson

**STATUTORY WARRANTY DEED**

(continued)

State of WASHINGTON  
County of Skagit.

I certify that I know or have satisfactory evidence that  
Lee H. Carlson M. Dee Carlson  
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: May 6, 2016

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WASHINGTON  
Residing at: ARLINGTON  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 WAGNER'S HOPE ISLAND ADDITION:

Recording No: 408622

2. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: March 5, 1937  
Auditor's No(s): 287331, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location easement is undisclosed of record.

3. Reservations contained in Deed;  
Executed by: Dan Sam (Sughhadim) and Amella Sam, his wife, of Swinomish Indian  
Reservations  
Recorded: January 13, 1931  
Auditor's No.: 240219, records of Skagit County, Washington  
As Follows: There is also reserved a right of way for canals and ditches constructed or to be constructed under authority of the United States

4. 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.

5. Agreement, including the terms and conditions thereof, entered into  
By: M.D. Jedlicka  
And between: P.H. Dunlap et al  
Recorded: April 7, 1981  
Auditor's No.: 8104070016, records of Skagit County, WA  
Providing: Non use of water

6. Encroachment of a driveway and parking area along the North line of said premises as disclosed by survey recorded December 26, 1997, under Volume 20 of Surveys, page 34, Auditor's File No. 9712260037.

**EXHIBIT "A"**

Exceptions  
(continued)

7. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: July 8, 2003  
Recording No.: 200307080166

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

Recording Date: January 27, 2004  
Recording No.: 200401270125  
Matters shown: Rockery and pathway encroachment by undisclosed amounts onto the property to the North

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 31, 2016  
Auditor's No(s): 201603310020, records of Skagit County, Washington  
For: Fence between lots 2 and 3, ingress, egress and utilities on driveway, and existing connector between the two driveways

10. Assessments, if any, levied by Swinomish Utility Authority.

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