

When recorded return to:
Frederick Connors and Natalie Marin
18907 W. Big Lake Blvd
Mount Vernon, WA 98274



201605120054
Skagit County Auditor \$76.00
5/12/2016 Page 1 of 4 1:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026486

CHICAGO TITLE
620026486

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis W. Johansen and Sherry L. Johansen, 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 Frederick Connors and Natalie Marin, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): 95 FIRST ADD BIG LAKE WATERFRONT TRACTS

Tax Parcel Number(s): P62115 / 3863-000-095-0006

Subject to:

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

Dated: April 22, 2016

Dennis W. Johansen

Sherry L. Johansen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1860
MAY 12 2016

Amount Paid \$ 14,957.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Wash

county of Skagit

I certify that I know or have satisfactory evidence that

Dennis W. Johansen + Shelly L. Johansen
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: 5-11-14

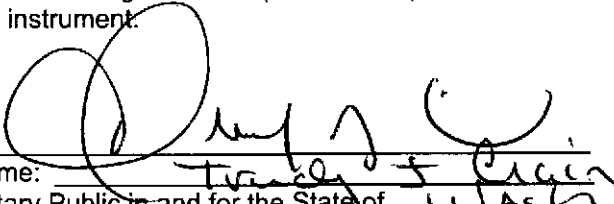

Name: Tracy S. Craig
Notary Public in and for the State of Wash
Residing at: Arden
My appointment expires: 1-19-19



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62115 / 3863-000-095-0006

Tract 95, FIRST ADDITION, BIG LAKE WATERFRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington;

EXCEPT the West 60 feet thereof conveyed to Skagit County by deed recorded March 2, 1955, under Auditor's File No. 513939, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 16, 1993
Auditor's No(s): 9311160153, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As constructed or to be constructed on the Northerly 10 feet of the Westerly 10 feet of said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 31, 1994
Auditor's No(s): 9406270069, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Ingress and egress to a pump station and to maintain, repair or alter the sewage pump station therein
Affects: Said easement further provides that the grantor, his successors, heirs, and assigns will hold the District harmless of any damages due to the failure of the side sewer pump system and further agrees to notify the District immediately upon pump failure
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 27, 1994
Auditor's No(s): 9406270068, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Side sewer line
Affects: Said premises as located
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 2, 1955
Auditor's No(s): 513938, records of Skagit County, Washington
In favor of: Skagit County
5. 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.

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.