

**When recorded return to:**

Laura J. Melix  
17686 Ray Paul Lane  
La Conner, WA 98257



201605200051

Skagit County Auditor

\$78.00

5/20/2016 Page

1 of

6 1:52PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026685

**CHICAGO TITLE**  
620026685

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan Coder, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Laura J. Melix, an unmarried person

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: December 15, 2000

Recorded: May 10, 2016

Auditor's No: 201605100093

Lessor: Brian Cladoosby and Francis Peters

Lessee: Susan Coder

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

Recorded: \_\_\_\_\_

Auditor's No.: \_\_\_\_\_

Grantor and Grantee agree that the "Mutual Cancellation" recorded as part of the Lease No. 8587  
under recording number 201605100093 is void and that the Grantor holds a valid Leasehold Estate to  
assign to the Grantee. That Lease is identified as Lease Number 122 2085870151 HS. The BIA has  
agreed to modify and continue the existing lease.

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

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

Situated in Skagit County, Washington

Lot(s): 11 AND PTN LOT 10 RAY PAUL WATERFRONT TRACTS Tax/Map ID(s)

Tax Parcel Number(s): P129636

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 19, 2016

  
Susan Coder

STATUTORY WARRANTY DEED

(continued)

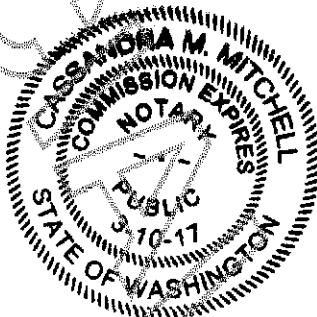
State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that

Susan Coder  
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: 5-19-16

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-17



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P129636**

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Tract 11 of RAYMOND J. PAUL WATERFRONT TRACTS, recorded plat on file with the Bureau of Indian Affairs, and as recorded in Volume 7 of Surveys, pages 142 and 143, under Auditor's File No. 8712300016, records of Skagit County, Washington, being a portion of Government Lot 3, Section 34, Township 34 North, Range 2 East of the Willamette Meridian.

TOGETHER WITH that portion of the Northerly 8.00 feet, as measured at right angles to the Northerly line, of Lot 10, said Ray Paul Waterfront Tracts, lying Easterly of the following described line:

Commencing at the Northeast corner of Lot 10:

Thence South 76 degrees 02'42" West along said Northerly line, 114.63 feet to the True Point of Beginning of said described line;

Thence South 06 degrees 38'41" West, 8.55 feet to the South line of said Northerly 8.00 feet and the end of said described line.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Terms, covenants, conditions and provisions of the lease referred to in Schedule A hereof.
2. Possible unrecorded easement in favor of Puget Sound Power & Light Company, as disclosed by existing electrical transmission line.
3. 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.
4. Record of Survey  
  
Recording Date: December 30, 1987  
Recording No.: 8712300016
5. 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.
6. Title is subject to all matters disclosed on the Title Status Report on file with the Bureau of Indian Affairs, whether or not the Title Status Report has been examined, certified, or verified.
7. 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 Boundary Line Adjustment Survey:  
  
Recording No: 200609180164
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: September 18, 2006  
Recording No.: 200609180164  
Matters shown: Possible encroachment of a fence onto the Northerly portion of said premises by varying amounts and possible encroachment of brick bbq along the Northerly line of said premises
9. Notice of Approval, Raymond J. Paul Waterfront Tracts Lot Line Adjustment including the terms, covenants and provisions thereof  
  
Recording Date: September 18, 2006  
Recording No.: 200609180165
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Swinomish Tribal Community.
12. Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**EXHIBIT "B"**

Exceptions  
(continued)

13. Matters disclosed, if any, on the title status report dated May 9, 2016.