

When recorded return to:
Geoffrey S. Hui and Lucia G. Hui
15867 Yokeko Drive
Anacortes, WA 98221



201606300072

Skagit County Auditor

\$77.00

6/30/2016 Page

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5 11:34AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027570

CHICAGO TITLE

620027570

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael D. Arndt and Barbara J. Arndt, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Geoffrey S. Hui and Lucia G. Hui, a married couple
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): 8 and 9 DECEPTION PASS WATERFRONT TRACTS Tax/Map ID(s):

Tax Parcel Number(s): P64870 / 3898-000-009-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20162723

JUN 30 2016

Amount Paid \$ **14,067.00**
Skagit Co. Treasurer
By **HB** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2016

Michael D. Arndt
Michael D. Arndt

Barbara J. Arndt
Barbara J. Arndt

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael D. Arndt and Barbara J. Arndt are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 20, 2016

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64870 / 3898-000-009-0000

Tracts 8 and 9 DECEPTION PASS WATERFRONT TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington;

TOGETHER WITH tidelands of the second class extending to the line of extreme low tide, situate in front of, adjacent to or abutting upon the above described premises.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument

Recorded: November 21, 1945

Auditor's No.: 385376, records of Skagit County, WA

As follows: This property shall not be used for commercial purposes

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 384767, records of Skagit County, WA

Affects: Tidelands

3. 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 DECEPTION PASS WATERFRONT TRACTS :

Recording No: 384358

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mark Earl Girdler and Jean Marie Girdler, husband and wife

Purpose: Storm water drain

Recording Date: March 12, 1998

Recording No.: 9803120022

Affects: Portion of said premises

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

Recording Date: May 18, 1999

Recording No.: 9905180056

Matters shown: Encroachment of a fence onto the property to the East by varying

EXHIBIT "B"

Exceptions
(continued)

amounts

6. Service Contract including the terms, covenants and provisions thereof

Recording Date: June 10, 2003

Recording No.: 200306100104

7. 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.

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