



201607220019

Skagit County Auditor
7/22/2016 Page

1 of 3
\$75.00
3 10:34AM

When recorded return to:
Matthew G. Woare and Elisabeth J. Woare
2716 48th Avenue SW
Seattle, WA 98116

Recorded at the request of:
Guardian Northwest Title
File Number: A110369

Statutory Warranty Deed

A110369
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Tamara Letts who also appears of record as Tamara Seaton and Tamara Chandler, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew G. Woare and Elisabeth J. Woare, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 36, Township 36 North, Range 1 East; Ptn. Gov't Lot 3

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P46869, 360136-1-016-0007, P46866, 360136-0-015-0305

Dated 7/15/2016

Tamara Letts Fossetta
Tamara Letts Fossetta

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163084

JUL 22 2016

Amount Paid \$15,205.20
Skagit Co. Treasurer
By MB Deputy

STATE OF Montana)
COUNTY OF Beauregard) SS:

I certify that I know or have satisfactory evidence that Tamara Letts Fossetta, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/19/18

Peggy Purvis
Printed Name: Peggy Purvis
Notary Public in and for the State of Montana
Residing at Culbertson
My appointment expires: May 5, 2018

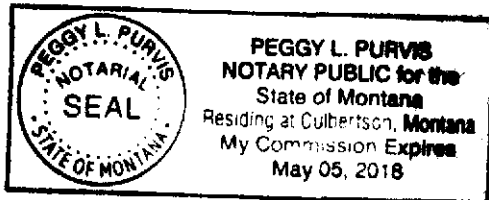


EXHIBIT A

Parcel A:

Part of Government Lot 3, Section 36, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the Southwesterly line of the county road and the Southeasterly line of Lot 52, "Plat of First Addition to Alverson's Camping Tracts", according to the plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington (said point being the most easterly corner of said Lot 52); thence Southeasterly along the Southwesterly line of said county road a distance of 80.0 feet; thence Southwesterly parallel to the Southeasterly line of said Lot 52, a distance of 125.0 feet; thence Northwesterly parallel to the county road a distance of 80.0 feet to an intersection with the Southeasterly line of said Lot 52 extended Southwesterly; thence Northeasterly along said extended line and the Southeasterly line of said Lot 52, a distance of 125.0 feet to the point of beginning.

Parcel B:

An undivided one-seventh ($1/7^{\text{th}}$) interest in:

That portion of Government Lot 3, Section 36, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the Northeasterly line of the county road and most Southerly corner of Lot 53, "Plat of First Addition to Alverson's Camping Tracts", according to the plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington; thence Southeasterly along the Northeasterly line of said county road a distance of 60.0 feet; thence North $39^{\circ}58'$ East parallel to the Southeasterly line of said Lot 53 to the meander line; thence Northwesterly along said meander line to a point that bears North $39^{\circ}58'$ East from the point of beginning; thence South $39^{\circ}58'$ West along the southeasterly line of said Lot 53 and said line projected, to the point of beginning.

EXHIBIT B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Not disclosed
Recorded: June 23, 1958
Auditor's No.: 566837
For: Water Line
Affects: A portion of Government Lot 3 which is not disclosed

B. Beneficial Water Line Easements including maintenance provisions as recorded under Auditor's File Numbers 716432 and 718470.

C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Winifred and Lowell Ashbach
Recorded: May 15, 1969
Auditor's No.: 726578
As Follows: "Which said interest shall be inseparably appurtenant to and run with the following described real estate...(Parcel A)"
Affects: Parcel B

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: May 5, 2006
Auditor's No.: 200605050107

Said survey is property adjacent to the East.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)