



201607280083

When recorded return to:  
Ali J. Higgs and Ryan J. Stamper  
716 North 89th Street  
Seattle, WA 98103

Skagit County Auditor \$75.00  
7/28/2016 Page 1 of 3 3:39PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027912

CHICAGO TITLE  
620027912 STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Max and Lanika Buchanan, 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 Ali J. Higgs and Ryan J. Stamper, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
The South Half of Lot 46 and the North Half Lot 47, PLAT OF CHEASTYS BIG LAKE TRACTS,  
according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County,  
Washington.

Situated in Skagit County, Washington

Together with Second Class Shorelands as conveyed by the State of Washington, situate in front  
of, adjacent to or abutting the Southerly Half of tract 46 and the Northerly Half of Lot 47, PLAT OF  
CHEASTYS BIG LAKE TRACTS, Skagit County, Washington.

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

Tax Parcel Number(s): P64439 / 3882-000-047-0002, P29986 / 340436-0-085-2107

Subject to:

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

Dated: July 26, 2016

Andrew Max  
  
Lanika Buchanan

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20163226  
JUL 28 2016

Amount Paid \$ 8727.<sup>00</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of SNOHOMISH

I certify that I know or have satisfactory evidence that  
Max Andrew Larika Buchanan  
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: July 26, 2016

Laurea L Garka  
Name: Laurea L Garka  
Notary Public in and for the State of WA  
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. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands;  
Dated: April 7, 1924  
File in: Volume 133 of Deeds, page 12  
Auditor's File No.: 173578, records of Skagit County, Washington
2. 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.
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:  
  
Recording Date: July 23, 2004  
Recording No.: 200407230094  
Matters shown: Planter box encroachment
4. City, county or local improvement district assessments, if any.