

When recorded return to:
Brian T. Legasse
17820 West Big Lake Boulevard
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
8/4/2016 Page 1 of 3 1:33PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620028096

CHICAGO TITLE
3/75

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brady Rowe and Rachel Rowe, 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 Brian T. Legasse, an unmarried person

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): PTN TRACTS E & D BIG LAKE WATER FRONT TRACTS Tax/Map ID(s):

Tax Parcel Number(s): P62064 / 3862-000-067-0001,

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 27, 2016

Brady Rowe

Brady Rowe

Rachel Rowe

Rachel Rowe

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3378

AUG 04 2016

Amount Paid \$ 5318.30

Skagit Co. Treasurer
By *Freeman* Deputy

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that
Brady Rowe and Rachel Rowe
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: August 2, 2016

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62064 / 3862-000-067-0001

PARCEL A:

That portion of Tract E, BIG LAKE WATER FRONT TRACTS, according to the plat, recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract E;
thence Southeasterly along the West line of Big Lake Boulevard 100 feet;
thence West parallel with the North line of said Tract E 60 feet;
thence Northwesterly parallel with Big Lake Boulevard 100 feet to the North line of said Tract E;
thence East along said North line 60 feet to the point of beginning;

TOGETHER WITH that portion of Tract D, Big Lake Water Front Tracts, according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point of intersection of the South line of Tract D and the Westerly line of Big Lake Boulevard as platted and laid out in the plat of Big Lake Water Front Tracts;
thence Northerly along the Westerly line of Big Lake Boulevard 18 feet;
thence Southwesterly to a point on the South line of Tract D which is 60 feet west of the point of beginning;
thence East along the South line of Tract D to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Tract D, BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the South line of Tract D with the West right-of-way line of West Big Lake Blvd.;
Thence North 25°20'45" West along said West line, a distance of 18.00 feet to the point of beginning of this description, said point being the Northeast corner of that portion of Tract D described in Contract for Sale between Lloyd and Hulda Nelson and Norman and Mary Yeager recorded under Auditor's File No. 691580, records of Skagit County, Washington;
Thence continuing North 25°20'45" West along the West line of Big Lake Blvd., a distance of 7.52 feet;
Thence South 69°01'09" West, a distance of 47.96 feet;
Thence South 32°39'07" West, a distance of 7.95 feet to the South line of said Tract D at the Northwesterly corner of that portion of Tract D described in said Contract for Sale recorded under Auditor's File No. 691580, records of Skagit County, Washington;
Thence North 71°55'12" East, a distance of 55.01 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition 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;
Recorded: October 8, 1954
Auditor's No(s): 507656, records of Skagit County, Washington
Executed By: John P. Schlichtig and Mary E. Schlichtig, husband and wife
As Follows: This conveyance is subject to the restriction (which will run with the land) that the premises shall be used for no commercial purposes except the operation of a general store, including gas pumps
Affects: That portion of the premises lying within Tract E

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition 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;
Recorded: July 7, 2004
Auditor's No(s): 200407070197, records of Skagit County, Washington
Executed By: David F. Meyers, Successor Trustee of the Meyers Revocable Living Trust
As Follows: The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

3. Notification contained in deed

Recording Date: November 16, 2004
Recording No.: 200411160101
Regarding: Skagit County Right to Farm Ordinance

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

5. Assessments, if any, levied by Skagit County Sewer District.