



201608190098

Skagit County Auditor
8/19/2016 Page

\$76.00
1 of 4 2:05PM

When recorded return to:
Edward J Keitges and Susan A Keitges
8461 Emmanuel Lane
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028259

CHICAGO TITLE
020028259 STATUTORY WARRANTY DEED

THE GRANTOR(S) Candler James Mathis, Jr. and Lisa Sue Howry, Personal Representatives of The Estate of Candler Mathis, Deceased *who acquired title as Chandler J. Mathis* for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Edward J Keitges and Susan A Keitges, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

PARCEL B:

An easement for ingress, egress, and utilities as shown on the face of Skagit County Short Plat No. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038, records of Skagit County, Washington, and as set forth in Declaration recorded November 3, 1994, under Auditor's File No. 9411030039, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106627/ 350715-1-004-0200, P116212 / 350715-1-004-0600

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20160819
AUG 19 2016

Amount Paid \$ *41.88*

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 18, 2016

The Estate of Candler Mathis, Deceased

BY: Candler James Mathis, Jr.
Candler James Mathis, Jr.
Personal Representative

BY: Lisa Sue Howry
Lisa Sue Howry
Personal Representative

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
Candler James Mathis, Jr.
Personal Representative, Lisa Sue Howry Personal Representative.
_ is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Personal Representative of The Estate of Candler Mathis, deceased to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 19, 2016

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: WASHINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"

1. 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 SKAGIT COUNTY SHORT PLAT NO. 93-071:

Recording No: 9411030038

2. Easement, including the terms and conditions thereof, granted by instrument
Recorded: November 3, 1994
Auditor's No.: 9411030039, records of Skagit County, WA
For: Ingress, egress, and utilities
Affects: Westerly and Southerly portion of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

3. Exceptions and reservations as contained in Deed

From: Julia Tozer McCuish and Daniel J. McCuish
Recorded: August 23, 1918
Auditor's No.: 127187, records of Skagit County, WA
As follows:

Excepting and reserving, however, unto the said grantors the right to construct, maintain, and operate such logging or other roads or ways as may be reasonably necessary to enable the said grantors to cut and remove the timber

4. Exceptions and reservations as contained in Deed

From: Secretary of the Interior, United States of America.
Recorded: May 2, 1952
Auditor's No.: 475783, records of Skagit County, WA
As follows:

uranium, thorium, and all other materials determined to be peculiarly essential to the production of fissionable material, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, taking just compensation for any damage or injury occasioned thereby

5. 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.

6. Easement, including the terms and conditions thereof, granted by instrument.

Recorded: August 30, 1996
Auditor's No.: 9608300041, records of Skagit County, WA
In Favor Of: Kitsap Land Corporation and John W. Smith and Joyce E. Smith, husband and wife
For: Ingress, egress, drainage, and utilities
Affects: The Westerly and Southerly portion of said premises

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

