

When recorded return to:
Colleen Nunn
75-14th Street NE - #4810
Atlanta, GA 30309

Recorded at the request of:

File Number: A112491

201609190194
Skagit County Auditor
9/19/2016 Page 1 of 5 \$77.00
3:41PM

Statutory Warranty Deed

A 112491
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Nicholas Evan Barker, Personal Representative of the Estate of Ivan G. Barker, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Colleen Nunn, a married woman, as her separate property the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Unit 3A, LaConner Landing Condominium

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): P116196, 4738-000-003-0100

Dated 9/13/2016

Estate of Ivan G. Barker

By: Nicholas Evan Barker, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164221
SEP 19 2016

Amount Paid \$5612.00
Skagit Co. Treasurer
By HB Deputy

STATE OF California }
COUNTY OF Orange } SS:

I certify that I know or have satisfactory evidence that Nicholas Evan Barker is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Ivan G. Barker, deceased, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/13/16



Sasha Z. Gonzalez
Notary Public in and for the State of California
Residing at Orange County
My appointment expires: Feb 14, 2017

EXHIBIT A

Unit 3A, LACONNER LANDING CONDOMINIUM, as shown on "First Amendment to Survey Map and Plans", recorded October 11, 1999, under Auditor's File No. 199910110059, and as identified in Declaration recorded September 24, 1996, under Auditor's File No. 9609240006 and as further identified by Amendments to said Declaration recorded October 16, 1996 and October 11, 1999 under Auditor's File Nos. 9610160001 and 199910110095, respectively,

TOGETHER WITH an undivided interest in the common area and limited common areas as set forth in said Declaration TOGETHER WITH all other rights contained therein.

Situate in the Town of LaConner, County of Skagit, State of Washington.

EXHIBIT B

EXCEPTIONS:

A. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.

B. 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.

C. 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.)

D. The terms and provision of the following unrecorded tideland leases and any renewals or amendments thereto, as disclosed by Declaration of Condominium recorded as Auditor's File No. 9608240006 and Covenant recorded as Auditor's File No. 9610290089:

Aquatic Land Lease from the Dept. of Natural Resources filed as #22-002324;

Aquatic Land Lease from the Dept. of Natural Resources filed as #22- 002708; and

Leasehold from the Town of LaConner as to tidelands at the West end of Morris Street extended.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation
Recorded:	July 6, 1995
Auditor's No.	9507060055
Purpose:	Natural gas pipeline or pipelines
Area Affected:	10 foot right of way across said premises

Note: Exact location and extent of easement is undisclosed of record.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Donald S. Olson
Recorded:	September 24, 1996
Auditor's No.	9609240003
Purpose:	Encroachment of an existing ramp, trash disposal, ingress, egress and utilities

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Lot 4 and the East 50 feet of the South 57 feet of Lots 5 and 6, Block 1, Calhoun Addition to The Town of LaConner, according to the plat thereof recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington
Recorded:	September 24, 1996
Auditor's No.	9609240004
Purpose:	Utilities, appurtenances and encroachment by the roof
Area Affected:	Said premises, the exact location and extent of said easement is undisclosed of record.

H. Boundary Line Adjustment Quit Claim Deed and the terms and provisions thereof:

Recording Date: September 24, 1996
Recording No.: 9609240002

I. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: September 24, 1996
Auditor's File No.: 9609240006

Said Declaration was amended by Auditor's File Nos. 9610160001 and 199910110095.

Including the right of the declarant to withdraw portions of the common elements and/or to encumber any portion of said common elements.

J. Any tax, fee, assessments or charges as may be levied by Unit Owners Association of LaConner Landing Condominium.

K. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 29, 1996
Auditor's No.: 9610290089
Executed By: La Conner Ventures, Inc.

L. 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: First Amendment to Survey Map and Plans for LaConner Landing Condominium
Recorded: October 11, 1999
Auditor's No.: 19910110059

Said instrument amends Auditor's File No. 9609240005.

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

SKAGIT COUNTY, WASH
FILED

MAY - 9 2016

MAVIS E. BETZ, CO. CLERK
Deputy

ESTATE OF: IVAN G. BARKER Deceased	CASE NO. 16-4-00180-7 LETTERS TESTAMENTARY
--	---

1.1 The last will of IVAN G. BARKER late of Skagit County was duly exhibited proven and recorded in this court on MAY 9, 2016.

1.2 In that will NICHOLAS EVAN BARKER named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT NICHOLAS EVAN BARKER is authorized by this court to execute the will of the above decedent according to law.

DATED MAY 9, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON) ss
COUNTY OF SKAGIT)

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on MAY 9, 2016.

I further certify that these letters are now in full force and effect.

DATED _____ MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY _____ Deputy Clerk

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5-19-16



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

5-18-2016