

When recorded return to:

Austin Peckinpaugh and Jamie R. Peckinpaugh
17239 Lake View Boulevard
Mount Vernon, WA 98274



201611100036

Skagit County Auditor
11/10/2016 Page

1 of

\$77.00

5 12:10PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028643

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20165108
NOV 10 2016

Amount Paid \$4,855.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

CHICAGO TITLE
620028643

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis Brown and Theresa Brown, 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 Austin Peckinpaugh and Jamie Peckinpaugh, a married couple

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): A SURVEY AF 8310180016 AND PTN TRACT 53 CHEASTY'S BIG LAKE TRACTS AND
PTN TRACT E-2 SHORT PLAT NO. 25-83

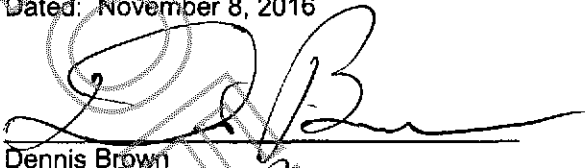
Tax Parcel Number(s): P64406 / 3882-000-019-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 8, 2016



Dennis Brown

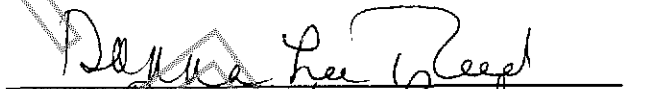


Theresa Brown

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dennis Brown and Theresa Brown are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/8/16


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

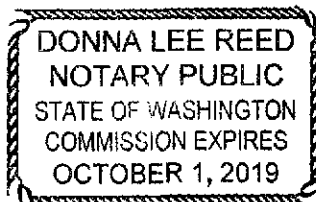


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64406 / 3882-000-019-0006

PARCEL A:

Tract A of Survey recorded in Volume 5 of Surveys, pages 67 and 68, under Auditor's File No. 8310180016, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An undivided 1/9 interest in and to the following:

That portion of Tract 53, PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Northeasterly corner of said Tract 53;

Thence South 66°21'46" West along the Northerly line of said tract a distance of 117.79 feet to the true point of beginning of this line;

Thence Easterly to a point on the Easterly line of said Tract 53, that is 25.30 feet South of the Northeasterly corner of said tract, as measured along the East line thereof and the terminus of said line.

Situated in Skagit County, Washington.

PARCEL C:

The Westerly 71.09 feet, as measured along the Northerly line thereof, of Tract E-2 of SHORT PLAT NO. 25-83, approved March 16, 1984 and recorded March 19, 1984, under Auditor's File No. 8403190046, in Volume 6 of Short Plats, page 128, records of Skagit County, Washington.

TOGETHER WITH second class shore lands, if any, as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon Tract 53 of said Plat of Cheasty's Big Lake Tracts.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Right granted to Day Lumber to overflow the shores of Big Lake under order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 174578, records of Skagit County, Washington.
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 173577

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 7, 1984
Auditor's No(s): 8402070059, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A 10-foot strip across Tracts 16, 17, 18, 19 and 23

4. Standard Participation Contract including the terms, covenants and provisions thereof

Recording Date: March 9, 1984
Recording No.: 8403090027

5. 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. 25-83:

Recording No: 8403190046

6. 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 SURVEY:

Recording No: 8310180016

EXHIBIT "B"

Exceptions (continued)

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 23, 2008
Recording No.: 200806230182
Matters shown: Possible encroachments along the Northeasterly line of said premises
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Lakeside Homeowners Association.