

When recorded return to: **G**
Calvin C. Linnemann and Patricia A. Linnemann
5885 Graves Lake Drive
Cincinnati, OH 45243



201612010052

Skagit County Auditor \$75.00
12/1/2016 Page 1 of 3 3:16PM

Recorded at the request of:
Guardian Northwest Title
File Number: A112977

Statutory Warranty Deed

THE GRANTORS Jason O. Lux and Janna E. Lux, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Calvin C. Linnemann and Patricia A. Linnemann, a married couple the following described real estate, situated in the County of Skagit, State of Washington

A112977
GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:
Lot 3, Potlatch Beach

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 5435
DEC 01 2016

Tax Parcel Number(s): P68037, 3967-000-003-0002

Amount Paid \$ 10,062.⁰⁰
Skagit Co. Treasurer
By *ham* Deputy

Lot 3, "PLAT OF POTLATCH BEACH", as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

TOGETHER WITH tide lands of the second class situated in front of, adjacent to and abutting upon said Lot 3 and lying between the Northerly and Southerly lines of said lot produced Westerly.

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 "A" attached hereto

Dated 11/29/2016

J. H.
Jason O. Lux

J. E. Lux
Janna E. Lux

Order No:

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Jason O. Lux and Janna E. Lux, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11/30/16

Darcey L. Barker
Darcey L. Barker

Printed Name:

Notary Public in and for the State of Washington

Residing at Kirkland, WA

My appointment expires: 10/15/19



UNOFFICIAL DOCUMENT

EXHIBIT A

EXCEPTIONS:

A. All rights which riparian owners and other members of the public may have to use shorelands, tidelands, or so much of the water of a contiguous body of water or area, which is or has been navigable, for navigation and general recreation purposes.

B. Exceptions and reservations contained in Deeds from the State of Washington, under which title to a portion of said premises comprising tidelands is claimed, recorded under Auditor's File Numbers 87523, 87524 and 403142, whereby the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the State, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering.

C. Unrecorded easement rights of adjacent owners over and across private road known as Potlatch Lane, disclosed by County Assessor's Maps. (Affects Lots 1 - 16)

D. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

E. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Public Utility District No. 1 of Skagit County
And:	James E. Rowse
Dated:	August 6, 1999
Recorded:	January 25, 2001
Auditor's No.:	200101250063
Regarding:	Water Service Agreement

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:	September 24, 2013
Auditor's No.:	201309240003
Regarding:	Protected critical area site plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.