

When recorded return to:  
Todd M. Meldahl and Kristin M. Meldahl  
3201 W Laurelhurst Dr NE  
Seattle, WA 98105



201612160007  
Skagit County Auditor  
12/16/2016 Page

1 of 4 \$76.00  
4 10:27AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600  
Bellevue, WA 98004

Escrow No.: 0084323-OC

CHICAGO TITLE

4176 620029365

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David W. Payne and Theresa A. Payne, 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 Todd M. Meldahl and Kristin M. Meldahl, husband and wife

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

Lots A and B, SKAGIT COUNTY SHORT PLAT NO. SP 97-0067, approved March 16, 2011 and  
recorded

March 22, 2011 under Auditor's File No. 201103220092, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P47291, P130574,

Subject to:

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

Dated: December 12, 2016

*David W. Payne*

David W. Payne

*Theresa A. Payne*

Theresa A. Payne

SKAGIT COUNTY, WASHINGTON  
REAL ESTATE EXCISE TAX

2016 5664  
DEC 16 2016

Amount Paid \$ 15,135.00  
Skagit Co Treasurer  
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of California  
County of Orange

I certify that I know or have satisfactory evidence that David W. Payne and Theresa A. Payne 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: 12-13-2016

Name: Josh Stittsworth  
Notary Public in and for the State of California  
Residing at: Fishers, CA  
My appointment expires: 7-14-2017



## EXHIBIT "A"

### Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Road Variance Request dated February 14, 1984 and recorded February 15, 1984 under Auditor's File No. 8402150008, records of Skagit County, WA.
2. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File Nos. 144145 and 148587, records of Skagit County, WA; whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of said entry. The matter applies only to tidelands of the second class adjoining.
3. The right to lay, maintain, operate, relay and remove a pipe or pipes, line or lines, together with the rights of ingress and egress over a strip of land 20 feet in width, as granted to Samish Farms Water Association, by instrument dated October 27, 1952, recorded October 29, 1952 under Auditor's File No. 481467, records of Skagit County, WA; as hereto attached. Said instrument is a correction of instrument dated September 10, 1952 and recorded September 23, 1952 under Auditor's File No. 480208.
4. The right to construct, use, maintain, repair and occupy that certain graveled and improved roadway over and across the following described tract:  
A strip of land 40.0 feet in width in Government Lots 1 and 2, Section 28, Township 36 North, Range 2 East of the Willamette Meridian; being 20.0 feet on each side of the following described center line to-wit: Beginning at a point on the South line of said Government Lot 1, North 89°34'30" West, 696.73 feet from the Southeast corner thereof;  
thence North 73°40'30" West, 192.67 feet;  
thence North 87°33'30" West, 217.5 feet;  
thence South 46°38'30" West, 187.0 feet;  
thence South 87°53'30" West, 187.5 feet;  
thence South 65°00' East, 100.0 feet, more or less, to the West line of the existing reservoir site, as granted to Samish Farms Water Association, a corporation, by instrument dated January 30, 1953 and recorded February 6, 1953 under Auditor's File No. 484729, records of Skagit County, WA.
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 15, 1973  
Auditor's No(s): 792103, records of Skagit County, Washington  
For: Roadway purposes and for utility lines  
Affects: Portion of said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 22, 1984  
Auditor's No(s): 8405220024, records of Skagit County, Washington  
In favor of: R.M. Schayes and Sharon R. Schayes, husband and wife; James T. Pipers  
For: Ingress, egress and utilities  
Affects: Reference is hereby made to the record for full particulars
7. 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

## EXHIBIT "A"

### Exceptions (continued)

use of the land or  
water.

8. 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. 30-84:  
Recording No: 8502150018
9. Protected Critical Area Easement and the terms and conditions thereof  
Recording Date: March 22, 2011  
Recording No.: 201103220091
10. 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 SP 97-0067:  
Recording No: 201103220092
11. Point Williams Place Road Maintenance and the terms and conditions thereof  
Recording Date: March 22, 2011  
Recording No.: 201103220093
12. Plat Lot of Record Certification and the terms and conditions thereof  
Recording Date: March 22, 2011  
Recording No.: 201103220094
13. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Job No.: 16-2568  
Dated: December 8, 2016  
Prepared by: Delta Land Surveyors  
Matters shown: water line and gravel driveway