

When recorded return to:
Kevin L. Hunter and Yvonne J. Hom
586 Arran Ct
Sunnyvale, CA 94087



201612160079

Skagit County Auditor \$77.00
12/16/2016 Page 1 of 5 12:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027583

CHICAGO TITLE

5/11

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne A. Thompson and Judy L. Thompson, 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 Kevin L. Hunter and Yvonne J. Hom, husband and wife

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): 41 & Ptn Lot 40 Potlatch Beach

Tax Parcel Number(s): P68064/3967-000-041-0006

Subject to:

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

20165672
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 16 2016

Amount Paid \$ 12,910.00
By Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2016

Wayne A. Thompson
Wayne A. Thompson

Judy L. Thompson
Judy L. Thompson



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Wayne A. Thompson and Judy L. Thompson 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: December 14, 2016

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner, WA
My appointment expires: 2-9-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68064/3967-000-041-0006

PARCEL A:

Lot 41 and the Southeasterly 25 feet of Lot 40, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington;

EXCEPT that portion thereof lying below the line of extreme high tide as conveyed to H.B. Nelson and Ida M. Nelson, husband and wife, by deed recorded April 28, 1960, under Auditor's File No. 593735, records of Skagit County, Washington.

PARCEL B:

A 1/50th undivided interest in and to that portion of Lots 19 to 56 inclusive, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying below the line of extreme high tide.

PARCEL C:

A 1/50th interest in and to the tidelands of the second class, situated in front of, adjacent to, and abutting upon Lots 19 to 56 inclusive, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington;

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 28, 1960
Auditor's No(s): 593736, records of Skagit County, Washington
In favor of: H.B. Nelson and Ida M. Nelson, husband and wife
For: Waterlines
Affects: The East 10 feet of said premises
2. Exceptions and reservations as contained in instrument;
Auditor's No.: 403142, records of Skagit County, Washington
3. 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.
4. Any lien or liens arising from the remaining fractional interest in Parcels B and C, whether arising through the payment of taxes or otherwise.
5. Agreement, including the terms and conditions thereof; entered into;
By: Barney Killorin
And Between: Skagit County, Washington
Recorded: July 30, 1987
Auditor's No.: 8707300024, records of Skagit County, Washington
6. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District No. 1
Recorded: January 25, 2001
Auditor's No.: 200101250059, records of Skagit County, Washington
7. Terms and conditions of Protected critical area site plan

Recording Date: January 17, 2006

EXHIBIT "B"

Exceptions (continued)

Recording No.: 200601170021

8. Terms and conditions of Mitigation Plan Public Water System Wellhead Protection Area

Recording Date: December 30, 2005

Recording No.: 200512300210

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