

When recorded return to:

Whale Of A Good Time LLC
12149 Pulver Rd
Burlington, WA 98233



201612160165

Skagit County Auditor

12/16/2016 Page

1 of

3

\$75.00
2:34PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026816

CHICAGO TITLE 3/75

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joanne G. Kennerley, who acquired title as Joanne Hohmann, a married woman, as her separate estate; and Eric Thompson, her spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to

Whale Of A Good Time LLC, a Washington limited liability company

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

Lot 1, ASSESSOR'S PLAT MORRIS DAN WATERFRONT TRACTS, according to the plat thereof, recorded in Volume 7 of Plats, page 98, records of Skagit County, Washington;

Leasehold estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: August 14, 1975

Recorded: December 10, 1986

Auditor's No.: 8612100022, records of Skagit County, Washington

Lessor: Secretary of the Interior on behalf of Morris Dan

Lessee: Marianne Reardon

Lot 1, ASSESSORS'S PLAT MORRIS DAN WATERFRONT TRACTS, according to the plat thereof, recorded in Volume 7 of Plats, Page 98, records of Skagit County, Washington.

TOGETHER WITH A 1995 PACFA 68x28 Mobile Home, VIN 25AGFS2084

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P129597 / 5106-000-001-0000

Subject to:

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

201612165
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 16 2016

Amount Paid \$ 533.78
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 14, 2016

Joanne G. Kennerley
Joanne G. Kennerley

Eric Thompson
Eric Thompson

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that

Joanne G. Kennerley and Eric Thompson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12-14-16

Cassandra M. Mitchell
Name: Cassandra M. Mitchell

Notary Public in and for the State of WA

Residing at: MT Vernon

My appointment expires: 3-10-17

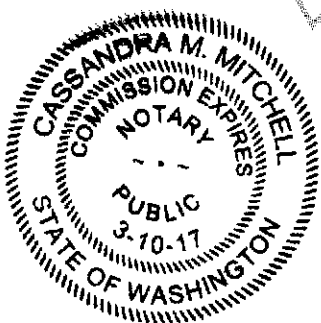


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 5, 1973
Auditor's No(s): 287341, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: April 4, 1932
Auditor's No(s): 249807, records of Skagit County, Washington
In favor of: United States
For: Right of way ditches or canals constructed under authority of the United States
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 14, 1988
Auditor's No(s): 8809140036, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Pipelines
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
4. 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 ASSESSOR'S PLAT MORRIS DAN WATERFRONT TRACTS:

Recording No: 581006
5. 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.
6. Restrictions, including any restrains against alienation, as contained in the deed or the federal patent and the Act authorizing the issuance thereof.
7. Title is subject to all matters disclosed on the Title Status Report on file with the Bureau of Indian Affairs, whether or not the Title Status Report has been examined, certified or verified
8. Terms, covenants, conditions and provisions of the lease referred to in Schedule A hereof, and the effect of any failure to comply with the terms, covenants, conditions and provisions thereof.
9. Any defect in or invalidity of, or any matters relating to the leasehold estate described in Schedule A which would be disclosed by an examination of the unrecorded lease referred to in the memorandum thereof referred to in Schedule A.
10. Right, title and interest of John Hohmann and Maxine Hohmann as disclosed by Assignment of Lease

Recording Date: December 23, 1986
Recording No.: 8612230077
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Swinomish Tribal Authority.

Trust Improvement Use & Occupancy Tax and charges; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.