

When recorded return to:
Florentino Lopez Maclovio
PO BOX 2733
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 113098



201701110021

Skagit County Auditor
1/11/2017 Page

\$75.00
1 of 3 10:25AM

Statutory Warranty Deed

113098
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Luc Dorais and Leena Dorais, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Florentino Lopez Maclovio, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 76, Samish River Park No. 1

Tax Parcel Number(s): P68777, 3990-000-076-0005

Lot 76, "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

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 1-9-17

Luc Dorais
Luc Dorais

Leena Dorais
Leena Dorais

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017103
JAN 11 2017

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Luc Dorais and Leena Dorais, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-9-17

Cheryl A Froehlich
Printed Name: Katie Hickok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at 2410 Locally
My appointment expires: 1/07/2019

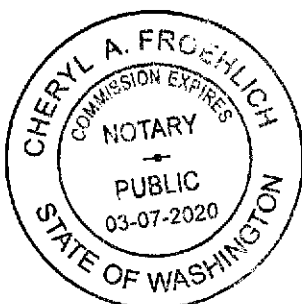


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 113098
5 of 10

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 9, 1929
Recorded: August 10, 1929
Auditor's No.: 225812
Purpose: Electric transmission and distribution lines
Area Affected: Undisclosed

Said easement also grants rights to cut danger trees on adjoining property and includes prohibitions against blasting within 300 feet.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Department of Game
Recorded: May 11, 1954
Auditor's No.: 501365
Purpose: Right-of-way for sport fishermen
Area Affected: A 25 foot strip bordering and extending along the East and West sides of the Samish River

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 10, 1967
Recorded: August 15, 1967
Auditor's No.: 703232
Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AS AMENDED BY THE FOLLOWING INSTRUMENTS OF RECORD, ALL OF WHICH ARE RECORDS OF SKAGIT COUNTY, WASHINGTON: 710329, 7904120004, 9509220088 AND 9803230110

D. Any question that may arise due to shifting or changing in course of Samish River.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Samish River Park Division No. 1
Auditor's No.: 703269

Form No. 1068-2
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Commitment No.: 113098
~~6-0-10~~

F. Any tax, fee, assessments or charges as may be levied by Sanish River Park Inc.

G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY
DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Luc Dorais
Recorded: November 16, 2010
Auditor's No.: 201011160111

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