

AFTER RECORDING MAIL TO:

Ronald D Winter and Barbara Winter
15715 SE 44th St
Bellevue, WA 98006



201704170160

Skagit County Auditor

\$75.00

4/17/2017 Page

1 of

3 1:46PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

113720

STATUTORY WARRANTY DEED

File No: **4251-2842439 (JLD)**

Date: **April 07, 2017**

Grantor(s): **Winter Family Bypass Trust dated March 31, 2003**

Grantee(s): **Ronald D Winter and Barbara Winter**

Abbreviated Legal: **PTN LOTS 34 AND 35, POTLATCH BEACH**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P68058, 3967-000-035-0004**

THE GRANTOR(S) Gregory Winter, Trustee of the Winter Family Bypass Trust dated December 31, 2013 for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Ronald D Winter and Barbara Winter, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF

Subject To: 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171562

APR 17 2017

Amount Paid \$ **9350.00**

Skagit Co. Treasurer

By *Mdm* Deputy

APN: P68058, 3967-000-035-
0004

Statutory Warranty Deed
- continued

File No.: 4251-2842439 (JLD)

Winter Family Bypass Trust dated December
31, 2013

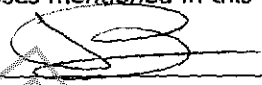


Gregory Winter, Trustee

STATE OF Washington)
COUNTY OF Snohomish)-ss

I certify that I know or have satisfactory evidence that **Gregory Winter**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they/is/are authorized to execute the instrument and acknowledged it as the **Trustee** of **Winter Family Bypass Trust dated December 31, 2013** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

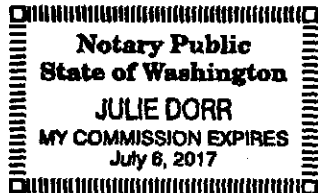
Dated: 14 Apr 2017



Notary Public in and for the State of Washington

Residing at: Snohomish

My appointment expires: Dec 31 2017



Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That part Lots 34 and 35 in the PLAT OF POTLATCH BEACH, according to the recorded Plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 6 of Plats, page 10, lying above the line of extreme high tide; together with two seventy-fifths (2/75) undivided interest in Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, lying below the line of extreme high tide, and tidelands of the second class situated in front of, adjacent to and abutting upon said Lots 19 to 56, inclusive; SUBJECT TO reservations of oil, gas, coal, or mineral fossils rights on the second class tidelands above mentioned; ALSO, a non-exclusive easement of right-of-way over and across Lot 19 and the Westerly 20 feet of Lots 20, 21, 22, and 23, 'PLAT OF POTLATCH BEACH", above-mentioned, for access to the beach, which easement is appurtenant to and running with Lots 34 and 35, herein-granted, reserving in the sellers an easement over the East 10 feet of said Lots 34 and 35, for the purpose of laying, constructing, maintaining, repairing and replacing water pipe lines, together with all the singular tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.