



201704180026

When recorded return to:

Todd C. Larsen and  
Roberta A. Larsen  
22430 31st Ave SE  
Bothell, WA 98021

Filed for Record at Request of  
Clallam Title Company  
Escrow Number: 124311CHS

Land Title and Escrow

01-162132-0

Statutory Warranty Deed

THE GRANTORS William F. Cullen and Ellen I. Cullen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Todd C. Larsen and Roberta A. Larsen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tax Parcel Number(s): 4196 000 002 0004, P 77955

Lot C, Block 1, "SHANGRI-LA ON THE SKAGIT, DIVISION NO. 2," as per plat recorded Volume 10 of Plats, page 16, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: As fully described on Exhibit "A" attached hereto and made a part hereof

Dated April 10, 2017

*William F. Cullen*

William F. Cullen

*Ellen I. Cullen*

Ellen I. Cullen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171570  
APR 18 2017

STATE OF Washington  
COUNTY OF Clallam } SS:

Amount Paid \$ 1,162.<sup>00</sup>  
Skagit Co. Treasurer  
By Man Deputy

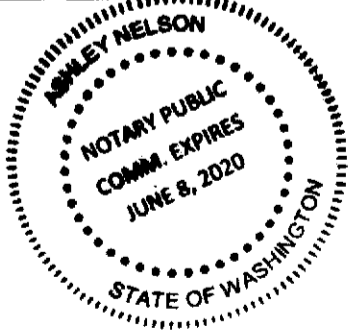
I certify that I know or have satisfactory evidence that William F. Cullen and Ellen I. Cullen

are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 4-12-17

*Shirley Nelson*

Notary Public in and for the State of Washington  
Residing at Sealim  
My appointment expires: JUNE 8, 2020



**EXHIBIT A**

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Shangri-La on the Skagit, Division No. 2  
Recorded: April 25, 1972  
Auditor's No.: 767370 (Vol. 10 of Plats, page 16)

Any question that may arise due to shifting and changing in the course of the Skagit River.

**LETTER AND THE TERMS AND CONDITIONS THEREOF:**

From: Skagit County Commissioners  
Dated: July 18, 1977  
Recorded: July 27, 1977  
Auditor's No.: 861483

**TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Skagit County  
And: Selmer W. Peterson  
Recorded: July 31, 2003  
Auditor's File No.: 200307310034  
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

**TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Skagit County  
And: Selmer W. Peterson  
Recorded: July 31, 2003  
Auditor's File No.: 200307310034  
Regarding:

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This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Selmer Peterson and Josephine Peterson  
Recorded: December 3, 2003  
Auditor's File No: 200312030001

Initial

Initial