

When recorded return to:
Martin Dubek and Jessica A. Dubek
10134 Halloran Road
Bow, WA 98232



201704180077

Skagit County Auditor \$75.00
4/18/2017 Page 1 of 3 4:08PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030101

CHICAGO TITLE
620030101

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lois M. lundquist as Trustee of the Lundquist Family Living Trust, UTA dated 8/15/1999, as trustee

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Martin Dubek and Jessica A. Dubek, a married couple

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

Lot 1, PLAT OF SAMISH ISLAND ESTATES, according to the plat thereof recorded in Volume 12 of Plats, page 69, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81505 / 4403-000-001-0012

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171588

APR 18 2017

Amount Paid \$ 13,479.60

Skagit Co. Treasurer:
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 31, 2017

Lois M. Lundquist as Trustee of the Lundquist Family Living Trust, UTA dated 8/15/1999

BY: Lois M. Lundquist
Lois M. Lundquist
Trustee

State of WASHINGTON
County of SKAGIT KING
AK

I certify that I know or have satisfactory evidence that Lois Lundquist and ~~Kurt Lundquist~~ are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that ~~they were~~ ^{she was} authorized to execute the instrument and acknowledged it as Trustee and ~~Trustee~~, respectively, of Richard T. Lundquist as Trustee of the Lundquist Family Living Trust, UTA dated 8/15/1999 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 18 2017

Nicole S. Kerner
Name: Nicole S. Kerner
Notary Public in and for the State of Washington
Residing at: 3222 22nd St
My appointment expires: 12-19-18

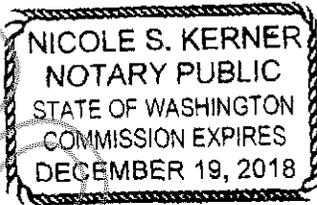


EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys
and roads

2. Exceptions and reservations as contained in instrument;
Recorded: February 7, 1944
Auditor's No.: 368951, records of Skagit County, Washington
As Follows: Also reserving from the above described land 50% of all minerals,
including oil and gas in or under said land unto the Federal Land Bank of Spokane

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,
but omitting any covenants or restrictions, if any, 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;
Recorded: July 16, 1979
Auditor's No(s): 7907160020, records of Skagit County, Washington
Executed By: Eric Ulfwengren and Susan P. Ulfwengren, husband and wife

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 10, 2009
Recording No.: 200911100033

4. Assessments or charges and liability to further assessments or charges, including the terms,
covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 16, 1979
Auditor's No(s): 7907160020, records of Skagit County, Washington
Imposed By: Samish Island Estates

5. Agreement, providing temporary rights of Dick Lundquist and Lois Lundquist, husband and
wife, including the terms and conditions thereof; entered into;
By: Dick Lundquist and Lois Lundquist, husband and wife
And Between: Dan P. Kourkoumelis and Cathy L. Kourkoumelis, husband and wife
Recorded: June 23, 2006
Auditor's No.: 200606230129, records of Skagit County, Washington
Providing: Property line agreement

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

7. Assessments, if any, levied by Samish Island Estates Homeowner's Association.

8. Assessments, if any, levied by Samish Farm Water Association.