

When recorded return to:
Alistair Boudreaux
18780 West Big Lake Boulevard
Mount Vernon, WA 98274

201704270084
Skagit County Auditor
4/27/2017 Page 1 of 4 \$76.00
1:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029675

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171748
APR 27 2017

Amount Paid \$6057.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

CHICAGO TITLE
620029675

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen W. Merrill and Sharon L. Merrill, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Alistair Boudreaux, an unmarried ~~person~~ man

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

PARCEL A:

That portion of Lot 82, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Westerly of the County road as described under Auditor's File No. 404826, records of Skagit County, Washington, and Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 82, which is South 45°55'36" East 78.98 feet from the Northwestern corner thereof;
Thence North 17°35'04" East, a distance of 56.26 feet;
Thence North 33°02'57" East, a distance of 73.92 feet to the terminal point of this line description, which point is on the West line of said County road and 40.04 feet from the intersection of the West line of said County road with the Northwestern line of said Lot 82.

Also, that portion of Lot 83, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Southwesterly of that portion conveyed for road right of way to Skagit County by deed recorded May 26, 1947, under Auditor's File No. 404831, records of Skagit County, Washington.

PARCEL B:

A 30 foot wide easement for ingress, egress and utilities over, under and through that portion of Lots 84 and 85, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at the intersection on the West line of the 60 foot wide County road as conveyed by deed filed under Auditor's File No. 513940, records of Skagit County, Washington, with the Northwestern line of said Lot 85;
Thence South 39°00'04" East along said right of way, a distance of 17.33 feet to the point of beginning of this centerline description and which point is on a curve concave to the North, the radius point of which bears North 15°31'51" West, a distance of 45.00 feet;
Thence Westerly along said curve through a central angle of 63°52'20", and an arc distance of 50.17 feet;
Thence North 41°39'32" West, a distance of 31.67 feet to the point of curvature of a curve concave to the South having a radius of 104.00 feet;
Thence Westerly along said curve through a central angle of 23°52'57", and an arc distance of

STATUTORY WARRANTY DEED
(continued)

43.35 feet to the line common to Lots 83 and 84 of said plat, and the terminal point of this centerline description.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P115761/ 3863-000-083-0200

Subject to:

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

Dated: April 24, 2017

Stephen W. Merrill
Stephen W. Merrill

Sharon L. Merrill
Sharon L. Merrill

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Stephen W. Merrill and Sharon L. Merrill
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: April 27, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

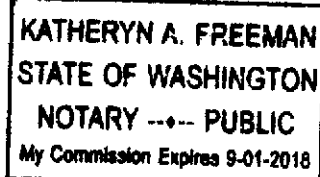


EXHIBIT "A"
Exceptions

1. Right granted by State of Washington to Day Lumber Co., a corporation to overflow the bed and shore of Big Lake by that certain order dated April 7, 1924; certified copy of which was recorded April 21, 1924, in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington.
2. Agreement, including the terms and conditions thereof; entered into;
By: Wilfred Y. Fujimoto and Jean C. Fujimoto, husband and wife
And Between: Michael V. Fohn and Maureen Fohn, husband and wife
Recorded: May 10, 1996 and May 17, 1996
Auditor's No.: 9605100008 and 9605170107, respectively, records of Skagit County, Washington
Providing: Joint use and maintenance agreement for driveway
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s).: 743804, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, by instrument(s);
Recorded: William Mitchell Jr. and wife and David M. Smith and wife
Auditor's No(s).: August 29, 1980, records of Skagit County, Washington
In favor of: 8008290050
For: For side sewer easement and maintenance thereof
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Dated: August 15, 1980
Recorded: August 29, 1980
Auditor's No(s).: 8008290049, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Ingress, egress and pump station
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 15, 1993
Auditor's No(s).: 9304150084, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 16, 1998
Auditor's No(s).: 9809160049 and 9809160050, records of Skagit County, Washington
Executed By: Michael J. Spink and Michael V. Fohn
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 16, 1998
Auditor's No(s).: 9809160051, records of Skagit County, Washington
In favor of: Adjacent lot owners
For: Ingress, egress and utilities
Affects: Said premises and other property
9. Terms, conditions, and restrictions of that instrument entitled Order on Variance Application VA-99-0665;
Recorded: March 8, 2000
Auditor's No(s).: 200003080093, records of Skagit County, Washington
10. Terms and conditions of the easement set forth in **Parcel B of Exhibit "A"**.

EXHIBIT "A"

Exceptions (continued)

11. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands;
Recorded: June 17, 2005
Auditor's No(s): 200506170026, records of Skagit County, Washington
12. Joint Maintenance Provision of Easement Agreement
Recording Date: May 26, 2006
Recording No.: 200605260168
13. City, county or local improvement district assessments, if any.