

When recorded return to:  
Jesse and Heidi Molnick  
PO Box 217  
North Lakewood, WA 98259



Skagit County Auditor  
5/12/2017 Page

1 of

3 3:02PM

\$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 500054992

**CHICAGO TITLE**  
500054992

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Greg R. Van Zandt and Sara Van Zandt, 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 Jesse Molnick and Heidi Molnick, husband and wife

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

That portion of Government Lot 2, Section 25, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

From the meander corner between Sections 25 and 26, Township 36 North, Range 2 East of the Willamette Meridian;  
Thence South 87°33' East 351.2 feet;  
Thence North 85°59' East 472.03 feet to the point of beginning;  
Thence North 85°59' East 50 feet;  
Thence South 01°30' West 236.62 feet;  
Thence South 84°16' West 50.18 feet;  
Thence North 01°30' East 238.10 feet to the point of beginning, being Lot 10 of J. T. Squires unrecorded plat of North Samish Beach;

ALSO all land lying North of the above tract between the North line thereof and the meander line of said Lot 2, lying between the East and the West line of said tract produced Northerly to an intersection with said meander line;

TOGETHER WITH second class tide lands lying in front thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P46994 / 360255-0-035-0006,

Subject to:

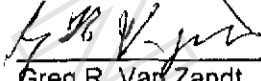

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172066  
MAY 12 2017

Amount Paid \$ 17,360.00  
Skagit Co. Treasurer  
By HB Deputy

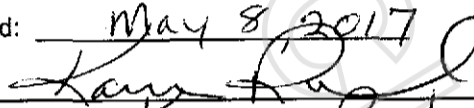
**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 27, 2017

  
\_\_\_\_\_  
Greg R. Van Zandt  
  
\_\_\_\_\_  
Sara Van Zandt

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Greg R. Van Zandt and Sara Van Zandt are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 8, 2017  
  
\_\_\_\_\_  
Name: Karen Richmond  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 7.15.20



**EXHIBIT "A"**  
Exceptions

1. Reservations of minerals, etc., as provided by Section 7797-56 of Remington's Revised Statutes, as contained in deed from the State of Washington, to Charles H. Wolter, dated December 19, 1930, recorded January 10, 1931, in Volume 156 of Deeds, page 391, records of Skagit County, Washington.  
Affects: Tidelands only
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1930  
Auditor's No(s): Volume 155 of Deeds, page 481, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 19, 1929  
Auditor's No(s): 225216, records of Skagit County, Washington  
In favor of: Roy Bartle  
For: A road  
Affects: The South 30 feet
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 23, 1953  
Auditor's No(s): 489782, records of Skagit County, Washington  
In favor of: Samish Island Water Company, a corporation  
For: Water main purposes
5. Record of Survey;  
Recorded: November 13, 2000  
Auditor's No.: 200011130147, records of Skagit County, Washington
6. Title Notification- Special Flood Hazard Area including the terms, covenants and provisions thereof  
  
Recording Date: February 7, 2005  
Recording No.: 200502070104
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. City, county or local improvement district assessments, if any.