



201705170016

Skagit County Auditor

\$74.00

5/17/2017 Page

1 of

2 10:21AM

When recorded return to:
Gordon Haddon and Barbara Jessen
3461 E. Cullen St
Meridian ID

Recorded at the request of:
Guardian Northwest Title
File Number: 113823

Statutory Warranty Deed

113823

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Reagan E. Wells and Carole Wells, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gordon Haddon and Barbara Jessen, each as their separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 2, Skagit Beach No. 2

Tax Parcel Number(s): P69438, 4009-000-002-0001

Lot 2, "SKAGIT BEACH NO. 2", according to the plat recorded in Volume 9 of Plats, page 25, records of Skagit County, Washington.

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 as described in Exhibit "A" attached hereto

Dated 5-16-17

Reagan E. Wells
Reagan E. Wells

Carole Wells
Carole Wells

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172130
MAY 17 2017

Amount Paid \$999.⁶⁰
Skagit Co. Treasurer
By Mdm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Reagan E. Wells and Carole Wells, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-16-17

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2019

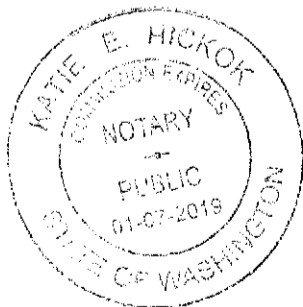


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19 of Skagit County
Recorded: July 17, 1963
Auditor's No. 638435
Purpose: Ingress and egress

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 9, 1966
Auditor's No.: 683921, 683922 and 683923
Executed By: Skagit Properties, Inc., a Washington Corp.

Said restrictions were corrected by instrument recorded June 13, 1968 under Auditor's File No. 714706.

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit Beach No. 2
Recorded: June 15, 1966
Auditor's No.: 684140

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

F. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Swinomish Channel.