



201707070095

Skagit County Auditor
7/7/2017 Page

1 of 3 \$75.00
3:54PM

When recorded return to:
Largo Grande, L.L.C.
21590 Alderbrook Lane
Mount Vernon, WA 98274

Recorded at the request of:
File Number: 113905

Statutory Warranty Deed

113905

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ida May Hendrickson and Donald R. Widmyer, Successor Trustees of the Hendrickson Family Trust Dated August 2, 1995 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE** Largo Grande, L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tracts 21 and 22, West View Replat of Block 40, Montborne

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P74760, 4137-000-022-0002

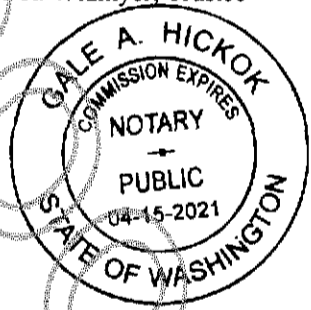
Dated 7/03/2017

Hendrickson Family Trust, dated August 02, 1995

By: Ida May Hendrickson, Trustee

Amount Paid \$ 10,685.⁰⁰
Skagit Co. Treasurer
By Deputy

By: Donald R. Widmyer, Trustee



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ida May Hendrickson and Donald R. Widmyer is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Co-Trustees of Hendrickson Family Trust dated August 2, 1995, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/3/17

Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: _____

EXHIBIT A

Tracts 21 and 22 of "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

ALSO, that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the plat of "WEST VIEW REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of the Northwesterly line of Lot 22 and the Southeasterly line of Lot 21 of said plat;

EXCEPT that portion thereof, if any, lying within a County road right-of-way.

Situate in the County of Skagit, State of Washington.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Joseph W. Engberg and Khirstie A. Engberg
Recorded: March 13, 2001
Auditor's No. 200103130078
Purpose: Ingress, egress and utilities
Area Affected: As disclosed in instrument (Affects Parcel C)

B. 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.) (Affects: Parcel C)

C. 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 Big Lake. (Affects: Parcel C)