



Skagit County Auditor  
7/19/2017 Page 1 of 3 10:37AM \$75.00

When recorded return to:  
Russell I. Sherif  
403 S. Clarkwood  
Bellingham, WA 98225

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114149

### Statutory Warranty Deed

114149

**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTORS James L. Scroggs and Janet W. Scroggs, husband and wife and James L. Williamson and Maxine Williamson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Russell I. Sherif, a married person, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 35 North, Range 1 East; Ptn. Gov't Lot 3 and Section 13, Township 35 North, Range 1 East; Ptn. Gov't Lot 1

Tax Parcel Number(s): P31388, 350112-0-052-0001, P31487, 350113-0-011-0018, P31417, 350113-0-081-0006, P31418, 350113-0-082-0005

The West 100 feet of the following described lands, to wit:

The West 300 feet of the East 714 feet of the South 653.53 feet of Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M.

Also, that part of Tract H, as shown on the Referee's Plat in Cause No. 657 of the Superior Court of the State of Washington in and for the County of Skagit, being situate in Government Lot 1, Section 13, Township 35 North, Range 1 East; W.M., lying East of a line 714 feet West of and parallel with the East line of Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M., extended South of the government meander line.

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

Also tide lands of the second class situate in front of and abutting said West 100 feet.

TOGETHER WITH a non-exclusive easement for ingress and egress as granted in those instruments recorded under Auditor's File Nos. 709881 and 709882, records of Skagit County, Washington, located on the following described:

The North 30 feet of the South 330 feet of the West 200 feet of the East 614 feet of Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M.

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 7-17-17

James Scroggs  
  
James Williamson

Janet Scroggs  
  
Maxine Williamson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

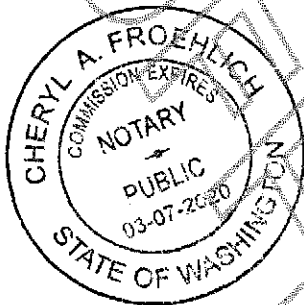
20173297  
JUL 19 2017

Amount Paid \$ 14,209.40  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James Scroggs and Janet Scroggs, 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: 5-19-17

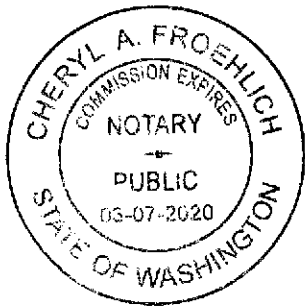


*[Signature]*  
Printed Name: Katie Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019 03/17/20

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James Williamson and Maxine Williamson, 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: 7-17-17



*[Signature]*  
Printed Name: Katie Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019 03/17/20

**EXHIBIT "A"**

**EXCEPTIONS:**

A. Reservations contained in deed from the State of Washington recorded in Volume 148, page 160, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Guemes Island Cooperative Association  
Recorded: April 19, 1954  
Auditor's No. 500509  
Purpose: Utilities  
Area Affected: Portion of subject property

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Knut Lindberg  
Recorded: February 5, 1968  
Auditor's No. 709883  
Purpose: Ingress and egress  
Area Affected: Portion of subject property

**D. RESERVATION CONTAINED IN DEED:**

Executed by: Lowell Asbach, Personal Representative of the  
Estate of Robert L. Benjestori  
Recorded: December 1, 2004  
Auditor's No.: 200412010056

E. 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.)

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 Guemes Channel.

G. 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.