

When recorded return to:
Eric McNamee and Mechell Smith
1923 3rd Ave N.
Seattle, WA 98109



201707190024

Skagit County Auditor
7/19/2017 Page

\$75.00
1 of 3 1:28PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031074

CHICAGO TITLE
620031074

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harald N. Schot and Julie Anne Lewis-Schot, 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 Eric McNamee and Mechell Smith, husband and wife

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

Lot 6, ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS, according to the plat thereof, recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington;

That portion of the Burlington Northern Railroad Company right-of-way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying between the East and West lines extended, of the above described tract.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P61934 / 3861-000-006-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3301
JUL 19 2017

Amount Paid \$ 9350.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2017


Harald N. Schot


Julie Anne Lewis-Schot

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Harald N. Schot and Julie Anne Lewis-Schot 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: July 19, 2017


Name: Jana K Quinn

Notary Public in and for the State of Washington

Residing at: Granite Falls

My appointment expires: 06/29/2019

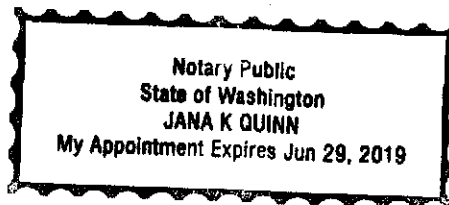


EXHIBIT "A"
Exceptions

1. 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.

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: February 22, 1995
Auditor's No(s).: 9502220052, records of Skagit County, Washington
Executed By: Larry Fladebo and Skagit County
As Follows: Please refer to said document attached

3. Permissive Use Agreement

Recording Date: April 5, 2010
Recording No.: 201004050236

4. City, county or local improvement district assessments, if any.