

When recorded return to:
Dale Hinds and Nikki Hinds
1907 24th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 114279



201708010016

Skagit County Auditor
8/1/2017 Page

1 of

\$75.00

2 10:30AM

Statutory Warranty Deed

114279

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS William D. Sahnou and Melanie F. Sahnou, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dale Hinds and Nikki Hinds, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 10, Shangri-La on the Skagit

Tax Parcel Number(s): P69000, 3996-000-010-0008

Lot 10, "SHANGRI-LA ON THE SKAGIT", according to the plat thereof, recorded in Volume 9 of Plats, pages 52 and 53, 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 8-31-17

William Sahnou
William Sahnou

Melanie Sahnou
Melanie Sahnou

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173560
AUG 01 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1233.20
Skagit Co. Treasurer
By M. M. Deputy

I certify that I know or have satisfactory evidence that William Sahnou and Melanie Sahnou, 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: 8-31-17

Cheryl A. Froehlich
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019

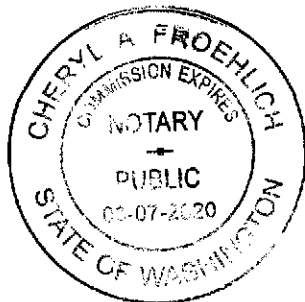


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Shangri-La on the Skagit
Recorded: July 9, 1969
Auditor's No: 715628

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: July 15, 1968
Recorded: July 18, 1968
Auditor's No.: 716023
Executed By: Claude B. Wilson, et ux, and Sooner Land Development Co.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 29, 1968
Recorded: August 30, 1968
Auditor's No.: 717620
Executed By: Claude B. Wilson, et ux, Reginald Hoskin, et ux, and Sooner Land Development Co.

C. Regulations and By-Laws of Shangri-La Community Club as now or hereafter established and adopted to which the property herein described is made subject by provision in various deeds through which title is claimed from Sooner Land Development, a Washington corporation, which may be notice of a general plan.

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 AND CONDITIONS OF SKAGIT COUNTY, BOARD OF COUNTY COMMISSIONERS, RESOLUTION NO. 8915:

Dated: June 16, 1981
Recorded: January 12, 1999
Auditor's File No.: 9901120001
Regarding: Sub-Flood Control Zone

F. Any question that may arise due to shifting and changing in course of the Skagit River.