



201708030019

When recorded return to:
Dennis G. Berry and Jolene K Berry
11366 2nd Street
Mount Vernon, WA 98273

Skagit County Auditor

\$76.00

8/3/2017 Page

1 of

3 10:46AM

Recorded at the request of:
Guardian Northwest Title
File Number: 114223

Statutory Warranty Deed

114223

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Kenneth D. Miller and Robyn J. Miller, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dennis G. Berry and Jolene K. Berry, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 35 North, Range 3 East; Ptn. Gov't Lot 2; and
Ptn. Blk 58, Bay View (McKenna & Elliott's 2nd Addn.)

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): P35086, 350331-0-019-0008, P71204, 4071-058-000-0004

Dated 8-2-17

Kenneth D Miller
Kenneth D. Miller

Robyn J Miller
Robyn J. Miller

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3606
AUG 03 2017

Amount Paid \$ 8282.00
Skagit Co. Treasurer
By Mdm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kenneth D. Miller and Robyn J. Miller, 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: 8-2-17

[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

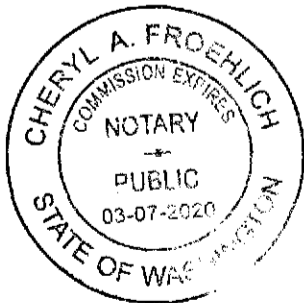


EXHIBIT A

That portion of Government Lot 2, Section 31, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a cedar tree at the intersection of the South line of the County Road with the Westerly line of Second Street as platted in "PLAT OF BAY VIEW (MCKENNA & ELLIOTT'S 2ND ADDITION)", thence Northerly along the West line of said Second Street, a distance of 230 feet; thence at right angles to Second Street, Southwesterly, a distance of 75 feet; thence Southeasterly, parallel with and 75 feet distant from said Westerly line of Second Street, to the Southerly line of the County Road; thence Southeasterly along the County Road to the place of beginning,

EXCEPT the right-of-way for County Road.

ALSO, that portion of Block 58, "PLAT OF BAY VIEW (MCKENNA & ELLIOTT'S 2ND ADDITION TO BAYVIEW)", according to the plat thereof recorded in Volume 3 of Plats, Page 19, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the West line of Second Street in said plat with the South line of said County Road; thence Southeasterly along the East line of said Block 58, a distance of 70 feet; thence at right angles to said Second Street Southwesterly a distance of 75 feet; thence Northerly parallel with and 75 feet distant from said Second Street to the South line of the County Road; thence Southeasterly following said County Road to the place of beginning,

EXCEPT any portion thereof which may lie below the meander line or the line of ordinary high tide (the line which is farthest out shall govern.)

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. 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.)

B. 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.

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:	Short Plat 6-84
Recorded:	June 1, 1984
Auditor's No.:	8406010004