



201708180017

Skagit County Auditor \$76.00
8/18/2017 Page 1 of 3 11:00AM

When recorded return to:
Von B. Kalanquin and Erin E. Kalanquin
302 NW 59th Street
Seattle, WA 98107

Recorded at the request of:
Guardian Northwest Title
File Number: 114358

Statutory Warranty Deed

THE GRANTOR Heirs and Devisees of James H. Reid, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Von B. Kalanquin and Erin E. Kalanquin, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 33, Suiattle River Forest Sites

GUARDIAN NORTHWEST TITLE CO.

114358 - 1

Tax Parcel Number(s): P69820, 4023-000-033-0006

Lot 33, "SUIATTLE RIVER FOREST SITES", as per, plat recorded in Volume 8 of Plats, pages 29 and 30, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 per Exhibit "A" attached hereto

Dated 8-17-17

The Estate of James H. Reid

Linda R Bow
By: Linda Bow, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173871
AUG 18 2017

Amount Paid \$ 467.80
Skagit Co. Treasurer
By Mdm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Linda Bow is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of The Estate of James H Reid, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-17-17

[Signature]

Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 3/1/20

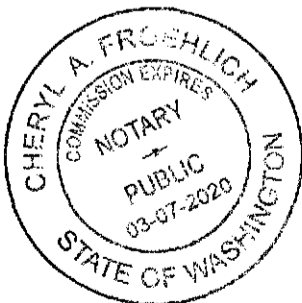


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN PATENT:

Executed By: The United States of America
Dated: March 21, 1958
Recorded: April 9, 1958
Auditor's No.: 563897
Vol. 4 of Patents, page 328
As Follows: There is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States

B. RESERVATIONS CONTAINED IN PATENT:

Executed By: The United States of America
Dated: March 21, 1958
Recorded: April 9, 1958
Auditor's No.: 563897
Vol. 4 of Patents, page 328
As Follows: Reservation of 50% of all minerals, including oil and gas to the Heirs of Annie McLeod, their heirs and assigns, together with the right to lease, extract and retain the same

C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Pope & Talbot, Inc.
Recorded: March 5, 1965
Auditor's No.: 662976

D. 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: Suiattle River Forest Sites
Recorded: July 23, 1962
Auditor's No.: 624190

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Andrew M. Calhoun, Et Al
Recorded: July 7, 2000
Auditor's No.: 200007070004
Purpose: Ingress and egress
Area Affected: As disclosed in instrument

F. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Suiattle River

G. 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.)