



201708210157

Skagit County Auditor \$75.00
8/21/2017 Page 1 of 2 1:41PM

When recorded return to:
Jessica Crump, Michael Rose and Heidi Rose
17409 76th Avenue W.
Edmonds, WA 98926

Recorded at the request of:
Guardian Northwest Title
File Number: 114324

Statutory Warranty Deed 114324
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Stacy M. Guyant, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jessica Crump, an unmarried woman and Michael Rose and Heidi Rose, a married couple, as their interest may appear the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 16 and 17, Thunderbird Lane

Tax Parcel Number(s): P70027, 4032-001-016-0004, P70028, 4032-001-017-0003

Lots 16 and 17, Block 1, "THUNDERBIRD LANE", as per plat recorded in Volume 8 of Plats, pages 76 and 77, 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 8/17/17
Stacy M. Guyant
Stacy M. Guyant

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3915
AUG 21 2017

Amount Paid \$ 574.60
Skagit Co. Treasurer
By BI Deputy

STATE OF New Hampshire }
COUNTY OF Grant } SS:

I certify that I know or have satisfactory evidence that Stacy M. Guyant, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/17/17

Katherine J. Lucher
Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

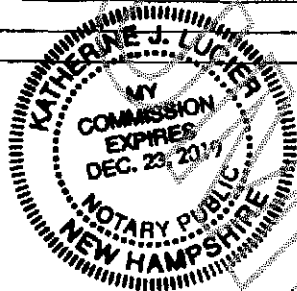


Exhibit A

EXCEPTIONS:

A. 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: September 23, 1964
Recorded: September 23, 1964
Auditor's No.: 656204

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

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: Thunderbird Lane
Recorded: September 19, 1964
Auditor's No.: 655882

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.)