



201709290195

Skagit County Auditor

\$129.00

9/29/2017 Page

1 of

6 3:53PM

Document Title: Statutory Warranty Deed

Reference Number:

GUARDIAN NORTHWEST TITLE CO.

Grantor(s):

additional grantor names on page \_\_\_

1. Lorean Branby
- 2.

A113052

Grantee(s):

additional grantee names on page \_\_\_

1. Clin Howard Bradley
2. Sue K. Bradley

Abbreviated legal description:

full legal on page(s) \_\_\_

Tracts 8 + 9 Gibraltar Annex

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page \_\_\_

P73622

I, Alison Hickok-Egger, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Alison Hickok-Egger Dated 9-29-17

When recorded return to:  
Olin Howard Bradley and Sue K. Bradley  
8764 E. Via De Viva  
Scottsdale, AZ 85258

Recorded at the request of:  
Guardian Northwest Title  
File Number: A1 3052

### Statutory Warranty Deed

THE GRANTOR Lorean Branby, also known of record as Winnifred Lorean Branby, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Olin Howard Bradley and Sue K. Bradley, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Tracts 8 and 9, Gibraltar Annex

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): P73622, 4110-000-009-0000

Dated 8/17/2017

Winnifred L. Branby  
Winnifred L. Branby

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 4644  
SEP 29 2017

Amount Paid \$ 9047.40  
Skagit Co. Treasurer  
By HB Deputy

*See attached*

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Winnifred L. Branby, 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: \_\_\_\_\_

\_\_\_\_\_  
Printed Name:  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

# Statutory Warranty Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

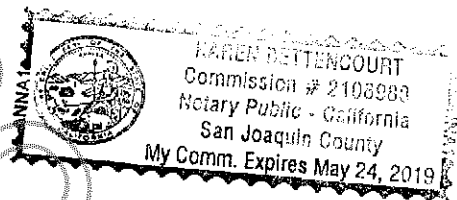
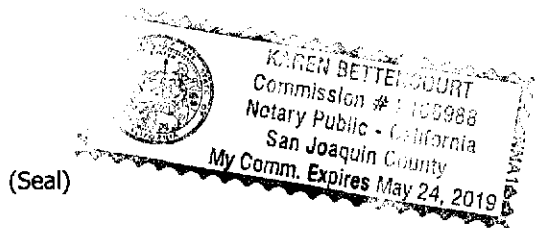
On August 17, 2017 before me, Karen Bettencourt a Notary Public, personally appeared Winnifred L. Branby, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Karen Bettencourt

Name: Karen Bettencourt  
(typed or printed)



**EXHIBIT A**

**PARCEL A:**

Tracts 8 and 9, GIBRALTER ANNEX, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

That portion of the tidelands of the second class in front of Tracts 8 and 9, GIBRALTER ANNEX, according to the plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington, and between the Northerly and Southerly lines of said Tracts produced, lying within the boundaries of the following described tract, to-wit:

Beginning at the meander corner to Sections 8 and 17, in Township 34 North, Range 2 East of the Willamette Meridian;

Thence North 15° East 9.697 chains;

Thence South 75° East 2.727 chains;

Thence North 63°45' East 2.977 chains;

Thence South 2°43' West 22.214 chains;

Thence South 7°19' East 17.942 chains;

Thence South 4°30' West 5.00 chains;

Thence South 17°47' West 32.75 chains;

Thence South 50°30' West 18.00 chains;

Thence North 39°30' West 4.545 chains;

Thence North 50°30' East 18 chains;

Thence North 32°30' East 4.00 chains;

Thence North 6° East 9.00 chains;

Thence North 22°30' East 17.00 chains;

Thence North 4°30' East 5.00 chains;

Thence North 15° West 17.00 chains;

Thence North 6° West 13.60 chains to the point of beginning.

Situated in Skagit County, Washington.

Exhibit "B"

A. 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: Plat of Gibraltar Annex

Recorded: August 4, 1952

Auditor's No.: 478385

B. 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.)

C. 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.

D. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

E. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 226978, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

F. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: December 19, 1956

Auditor's No.: 545412

Purpose: Ingress and egress

Area Affected: A 12 foot wide strip of land

Said easement was also reserved in deed recorded under Auditor's File No. 504572.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gertrude M. Wold

Recorded: January 23, 1957

Auditor's No. 546760

Purpose: Ingress and egress

Area Affected: A 12 foot wide strip of land

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 14, 1986

Auditor's No.: 8604140011

Regarding: On-site sewage disposal system

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

I. DECLARATION OF EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 25, 1991

Auditor's No.: 9101250027

Purpose: Utilities, ingress and egress, private road known as Jura Drive being approximately 12 feet in width