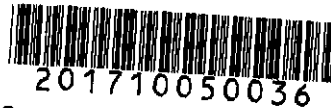


When recorded return to:
Thor Albro and Kathleen T. Albro
9187 Marshall Road
Bow, WA 98232



Skagit County Auditor

10/5/2017 Page

1 of

4

1:41PM

\$77.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174722

OCT 05 2017

Amount Paid \$16,648.⁰⁰
Skagit Co. Treasurer
By *Tram* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032353

CHICAGO TITLE
620032353

STATUTORY WARRANTY DEED

THE GRANTOR(S) K. Bradford Claypool and Esther M. Luttikhuizen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Thor Albro and Kathleen T. Albro, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

The West 50 feet of the East 350 feet of Government Lots 4 and 5 in Section 27, Township 36
North, Range 2 East of the Willamette Meridian;

EXCEPT the South 460 feet thereof North of the deeded County Road No. 302;

AND EXCEPT that portion South of the North line of Road No. 302;

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington, situate
in front of, adjacent to or abutting upon said premises.

AND TOGETHER WITH that portion of vacated County road as vacated under Order No. 17694;
which would attach by operation of law.

PARCEL B:

The West 50 feet of the East 300 feet of Government Lot 4 and that portion of Government Lot 5,
in Section 27, Township 36 North, Range 2 East of the Willamette Meridian, lying North of the
county road, as deeded to Skagit County by deed recorded in Volume 124 of Deeds, page 101,

14724

STATUTORY WARRANTY DEED

(continued)

under Auditor's File No. 173256, records of Skagit County, Washington, and between the East and West lines of the West 50 feet of the East 300 feet of said Government Lot 4, produced North;

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon said premises.

AND TOGETHER WITH that portion of vacated County road as vacated under Order No. 17694; which would attach by operation of law.

ALL situated in Skagit County, Washington.


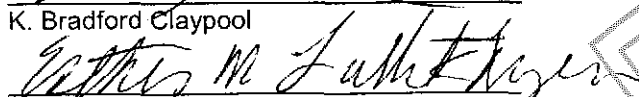
Abbreviated Legal. (Required if full legal not inserted above.)

Tax Parcel Number(s). P47214 / 360227-0-016-0007, P47281 / 360227-0-081-0007, P47282 / 360227-0-082-0006, P47217 / 360227-0-019-0004,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 2, 2017


K. Bradford Claypool
Esther M. Luttikhuizen

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skladit

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

Dated: October 4, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

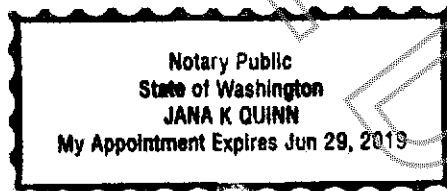


EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquired rights of way for transporting and moving products from other lands, contained in Deed
Recorded: August 18, 1920 and March 18, 1921
Auditor's No.: 144145 and 148587, records of Skagit County, Washington
Affects: Portion of said premises in second class tidelands
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 3, 1971
Auditor's No.: 757659, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of said premises
3. Protected Critical Area Site Plan and the terms and conditions thereof;

Recording Date: June 28, 2001
Recording No.: 200106280013
4. Access, Use and Maintenance Easement Agreement including the terms, covenants and provisions thereof

Recording Date: May 5, 2009
Recording No.: 200905050069
Regarding: Tram system
5. Public or private easements, if any, over vacated portion of said premises.
6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. City, county or local improvement district assessments, if any.