

When recorded return to:  
Lesley McDaniel and Catherine McDaniel  
22410 McMurray Shore Drive  
Mount Vernon, WA 98274



Skagit County Auditor \$76.00  
10/6/2017 Page 1 of 5 1:49PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620023925A

CHICAGO TITLE  
620023925A

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John Michael Wion and Cheryl Lynn Wion, Trustees of the Wion Family Trust, U/A dated July 22, 2009

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Lesley McDaniel and Catherine McDaniel, husband and wife

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

Lot 2, PLAT OF LAKE MCMURRAY ESTATES, according to the plat thereof recorded in Volume 16 of Plats, pages 55 through 59, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P108060 / 4655-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 4750  
OCT 06 2017

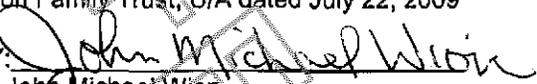
Amount Paid \$ 1,7804.98  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

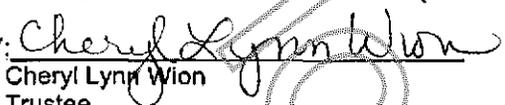
Dated: September 25, 2017

Wion Family Trust, U/A dated July 22, 2009

BY:

  
John Michael Wion  
Trustee

BY:

  
Cheryl Lynn Wion  
Trustee

**STATUTORY WARRANTY DEED**  
(continued)

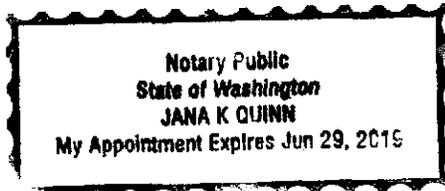
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

John Michael Wion and Cheryl Lynn Wion  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Wion Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 27, 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. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);  
Recorded: December 19, 1932  
Auditor's No(s): 254015, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms, covenants and provisions thereof, reserved by instrument(s);  
Recorded: June 27, 1947  
Auditor's No(s): 406071, records of Skagit County, Washington  
For: Ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);  
Recorded: October 26, 1992  
Auditor's No(s): 9210260015, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

4. Exceptions and reservations as contained in Deed  
From: Burlington Northern Railroad Company, a Delaware Corporation  
Recorded: March 5, 1993  
Auditor's No(s): 9303050095, records of Skagit County, Washington  
As Follows: All of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

5. 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.

6. Terms, conditions, and restrictions of that instrument entitled Final Plat Approval No FPT 91007.ORD;

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recorded: May 31, 1995  
Auditor's No(s): 9505310031, records of Skagit County, Washington

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF LAKE MCMURRAY ESTATES:

Recording No: 9506260121

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 19, 1994  
Auditor's No(s): 9409190112, records of Skagit County, Washington

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 19, 1994  
Auditor's No(s): 9409190112, records of Skagit County, Washington  
Imposed By: Lake McMurray Estates Home Owner's Association

10. Easement as disclosed by inspection on March 8, 1999, which revealed ingress and egress easement appurtenant to Lot 3 adjacent on the North.

11. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 20, 1999  
Auditor's No.: 9904200134, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Underground electric system, together with necessary appurtenances  
Affects: The North 40 feet of the East 310 feet of said premises

12. Assessments, if any, levied by Lake McMurray Estates Homeowners Association

13. City, county or local improvement district assessments, if any.