

When recorded return to:  
Thomas A. Taylor  
18001 West Big Lake Boulevard  
Mount Vernon, WA 98274



Skagit County Auditor \$77.00  
10/20/2017 Page 1 of 4 11:45AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032365

**CHICAGO TITLE**  
**620032365**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Doris Aden, Personal Representative of the Estate of Gloria Louise Laush, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas A. Taylor, an unmarried person

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

The Northerly Half of Lot 28, BIG LAKE WATER FRONT TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P61992/3862-000-028-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017405A  
OCT 20 2017

Amount Paid \$10.00  
Skagit Co. Treasurer  
By *ML* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 12, 2017

Doris Aden, Personal Representative of the Estate of Gloria Louise Laush, deceased

BY: *Doris Aden*  
Doris Aden  
Personal Representative

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of King

I certify that I know or have satisfactory evidence that Doris Aden

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 Personal Representative of The Estate of Gloria Louise Laush, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 17, 2017

Lori M. Patch  
Name: Lori M. Patch  
Notary Public in and for the State of Washington  
Residing at: Maple Valley  
My appointment expires: 04/11/2021



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions contained in declaration 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: April 21, 1924  
Auditor's No.: 173578, records of Skagit County, Washington  
Executed By: Day Lumber Company and their successors, if any  
As Follows: Rights to overflow and inundate the shoreline of Big Lake
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 29, 1979  
Auditor's No(s): 895591, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Right of Way or Easement for Sanitary Sewer
3. Variance including the terms, covenants and provisions thereof  
  
Recording Date: October 27, 1982  
Recording No.: 8210270010
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: February 6, 2015  
Recording No.: 201502060107  
Matters shown: Possible encroachment of existing house along the Northerly line of said premises and encroachment of a planter onto the Northeasterly corner of said premises by approximately 5.0 feet
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. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Skagit County Sewer District No. 2.