

When recorded return to:
Joseph P. Manca and Erin K. Manca
8544 4th Ave NE
Seattle, WA 98115



Skagit County Auditor
10/24/2017 Page 1 of 4 11:34AM \$77.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175013
OCT 24 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032623

Amount Paid \$ 8460.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

CHICAGO TITLE
620032623

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beverly Pettygrove and Nickolos T. Pettygrove, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Joseph P. Manca and Erin K. Manca, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
That portion of Government Lot 5, Section 25, Township 33 North, Range 4 East, W.M., described
as follows:

Beginning at a point 1,402.64 feet South and 1,481.52 feet East of the center of said Section 25,
the East and West centerline of said Section 25 bears East and West and the above point is 30
feet Easterly of the Northern Pacific Railway Company Easterly right of way measured at right
angles thereto;
Thence Southwesterly at right angles to the Northern Pacific Railway Company Easterly
right-of-way line 30.0 feet to said railway right-of-way line;
Thence Southeasterly following the said Northern Pacific Railway Company Easterly right-of-way
line to its intersection with the shore of Lake McMurray as said shore line existed on the 24th day
of February 1955;
Thence Northeasterly following the shore of Lake McMurray to a point due East of the point of
beginning;
Thence West 45 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

P17293

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P17293 / 330425-0-057-0026,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: October 19, 2017

Beverly Pettygrove
Beverly Pettygrove

Nickolos T. Pettygrove
Nickolos T. Pettygrove

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Beverly Pettygrove and Nickolos T. Pettygrove are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 23, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2018

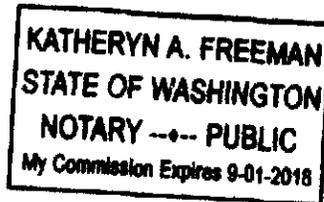


EXHIBIT "A"
Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 27, 1961

Recording No.: 613829

In part, as follows:

"said property shall never be used or occupied except for the purpose of a private residence exclusively and that no part or portion thereof shall ever be used or occupied for trade of business of any kind or character whatsoever, and that should be the same used contrary to this provision that this conveyance shall become void and title to said premises on demand shall revert to the Grantor..."

2. Easement and Agreement including the terms, covenants and provisions thereof

Recording Date: May 1, 1969

Recording No.: 725989

3. Easement including the terms, covenants and provisions thereof

Recording Date: March 9, 1992

Recording No.: 9203090068

4. Findings of Fact Entry of Order Variance No. SHL 92 017 including the terms, covenants and provisions thereof

Recording Date: September 21, 1992

Recording No.: 9209210121

5. Findings of Fact Entry of Order Variance No. VAR 91 000 including the terms, covenants and provisions thereof

Recording Date: September 21, 1992

Recording No.: 9209210122

6. Notice of On Site Sewage System Status including the terms, covenants and provisions thereof

Recording Date: June 2, 1993

Recording No.: 9306020109

7. As to any portion of said land now, formerly or in the future covered by water: Questions or

EXHIBIT "A"

Exceptions (continued)

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.

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