

When recorded return to:
Dean C Seckel and Julie M Seckel
23924 N West View Road
Mount Vernon, WA 98274



Skagit County Auditor
11/1/2017 Page

1 of 3 3:36PM

\$76.00

Recorded at the request of:

File Number: 114842

Statutory Warranty Deed

114842
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Largo Grande, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Dean C. Seckel and Julie M. Seckel, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tracts 21 and 22, West View Replat of Block 40, Montborne

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): P74760, 4137-000-022-0002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175178

NOV 01 2017

Amount Paid \$ 13693.20
By Skagit Co. Treasurer Deputy
BT

Dated 11-1-17

Largo Grande LLC

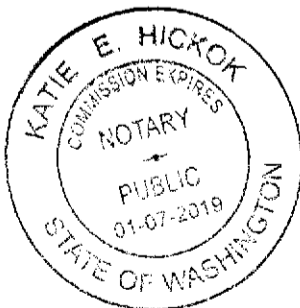
By: G Paul Ware, Member

By: A Suzanne Ware, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that G Paul Ware and A Suzanne Ware is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Member's of Largo Grande LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-1-17



Katie Hickok

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 1/07/2019

EXHIBIT A

Tracts 21 and 22 of "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington.

ALSO, that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the plat of "WEST VIEW REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of the Northwesterly line of Lot 22 and the Southeasterly line of Lot 21 of said plat;

EXCEPT that portion thereof, if any, lying within a County road right-of-way.

Situate in the County of Skagit, State of Washington.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Joseph W. Engberg and Khirstie A. Engberg
Recorded:	March 13, 2001
Auditor's No.	200103130078
Purpose:	Ingress, egress and utilities
Area Affected:	As disclosed in instrument

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. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Big Lake.