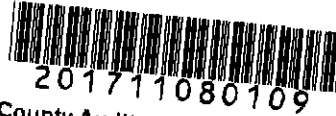


When recorded return to:
Dennis M. Pollett and Lori K. Pollett
22017 NE 73rd St
Redmond, WA 98053



Skagit County Auditor

11/8/2017 Page

1 of

4

\$77.00
3:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031054

CHICAGO TITLE
620031054

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sigrid J. Bell, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Dennis M. Pollett and Lori K. Pollett, husband and wife

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

Lot 11, Samish Shores Plat, Skagit County, Washington, as per plat recorded in Volume 8 of plats, pages 7 and 7a, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Tax Parcel Number(s): P68802 / 3991-000-011-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175276
NOV 08 2017

Amount Paid \$9528.00

Skagit Co. Treasurer
By *nlm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 1, 2017

Sigrid J. Bell
Sigrid J. Bell

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sigrid J Bell is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/3/17
Jeannine R. Ballard
Name: Jeannine R. Ballard
Notary Public in and for the State of WA
Residing at: Shonimish, WA
My appointment expires: 9/9/21

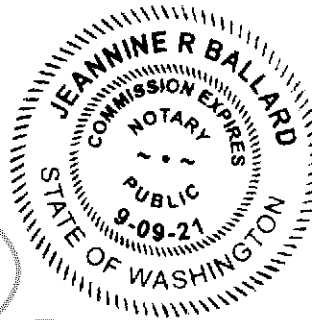


EXHIBIT "A"
Exceptions

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 acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: September 25, 1942
Auditor's No.: 355959, records of Skagit County, Washington
Affects: That portion of said tidelands lying South of a line commencing at a point 66 feet North of the meander corner between Sections 25 and 26 of Township 36 North, Range 2 East of the Willamette Meridian, and running South 87 degrees 23' West 3,735.6 feet

2. Title to that portion of the tidelands lying North of a line commencing at a point 66 feet North of the meander corner between Sections 25 and 26 of Township 36 North, Range 2 East of the Willamette Meridian, and running South 87 degrees 23' West 3,735.6 feet is a qualified fee under the provisions of an act of legislature commonly known as the Bush Act and is subject to conditions, reservations and exceptions as set forth in the deed from the State of Washington recorded November 9, 1942, under Auditor's File No. 357411, records of Skagit County, Washington.

3. 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 SAMISH SHORES PLAT:

Recording No: 596231

4. Restrictions contained on the face of said plat, 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.

AMENDED by instrument(s):

Recorded: December 31, 1998

Auditor's No(s): 9812310011, records of Skagit County, Washington

5. 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.

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