

When recorded return to:
Layle Kiplind Smith
Eagles Nest Drive LLC
13 A Eagles Nest Drive
La Conner, WA 98257



201801050048
Skagit County Auditor
1/5/2018 Page 1 of 5 \$78.00
5 11:46AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031108

CHICAGO TITLE
620031108

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judith C Azure Personal Representative for the Estate of Leo L. Azure, Jr, deceased and Judith C. Azure, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Eagles Nest Drive LLC, a Florida limited liability company

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

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

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

Lot(s): A SKAGIT COUNTY SHORT PLAT 19-81

Tax Parcel Number(s): P15216 / 330202-0-004-0102

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201876

JAN 05 2018

Amount Paid \$ 15580.00
Skagit Co. Treasurer

By *BJ* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 22, 2017

Judith C Azure Personal Representative for the Estate of Leo L. Azure, Jr, deceased

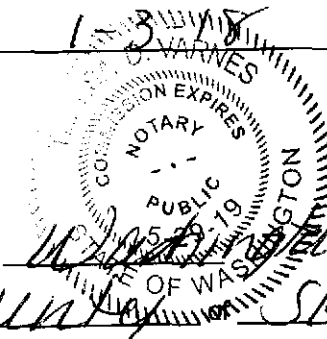
BY: [Signature]
[Signature]
Judith C. Azure

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that SudHC Azure

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 Leo L. Azure Jr., deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-3-18

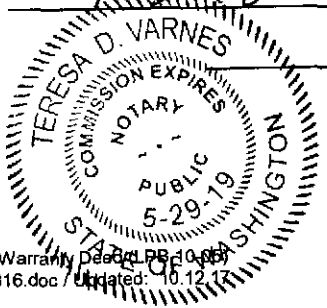


[Signature]
Name: Teresa D Varnes
Notary Public in and for the State of WA
Residing at: Cannon Island
My appointment expires: 5/29/19

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Judith C. Azure is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-3-18



[Signature]
Name: Teresa D Varnes
Notary Public in and for the State of WA
Residing at: Cannon Island
My appointment expires: 5/29/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P15216 / 330202-0-004-0102

Tract "A" of Short Plat No. 19-81, approved March 20, 1981 and recorded March 26, 1981, under Auditor's File No. 8103260001 in Volume 5 of Short Plats, page 44, records of Skagit County, Washington, being a portion of Tract 13 of Short Plat No. 116-77, Located in Government Lot 5 of Section 2, Township 33 North, Range 2 East, W.M., commonly known as "Eagle's Nest", recorded June 21, 1977 in Volume 2 of Short Plats, pages 74, 75 and 76, under Auditor's File No 858833, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Co.
Purpose: Electric transmission and/or distribution line
Recording Date: October 19, 1971
Recording No.: 759375
Affects: As surveyed, staked and constructed

2. 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 Eagle's Nest Short Plat No. 116-77:

Recording No: 858833

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Co.
Purpose: Underground Electric system
Recording Date: March 5, 1984
Recording No.: 8403050101

4. 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: June 22, 1977
Recording No.: 858930

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 6, 1991
Recording No.: 9112060066

5. Reservations contained in Deed from Gwil-ka-use or Dick and Lucy, the wife of Gwil-ka-use or Dick, of the Swinomish Reservation;

EXHIBIT "B"

Exceptions
(continued)

Recording Date: June 29, 1910

Recording No.: 80061

Substantially as follows:

And there is hereby reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States.

6. 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 Contractt

Recording Date: March 28, 1977

Recording No.: 853395

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 Short Plat No. 19-81:

Recording No: 8103260001

8. 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.
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed by instrument;

Recording Date: June 22, 1977

Recording No.: 858930

Imposed by: Eagle's Nest Community, Inc. and Shelter Bay Community, Inc.

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by the Shelter Bay Community, Inc..
12. Assessments, if any, levied by The Eagle's Nest Community, Inc..