

When recorded return to:

Janice L. Shaughnessy and Richard P.
Shaughnessy
19075 West Big Lake Boulevard
Mount Vernon, WA 98274



201803280098

Skagit County Auditor
3/28/2018 Page

1 of

3 3:32PM

\$76.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032546

CHICAGO TITLE
020032546

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald E. Hundahl and Carol R. Hundahl, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Janice L. Shaughnessy and Richard P. Shaughnessy, a
married couple

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

That portion of Lot 107, FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, according to the
plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying
Easterly of that portion conveyed to Skagit County for road purposes by deed recorded March 11,
1954, under Auditor's File No. 513932, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62128 / 3863-000-107-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181213
MAR 28 2018

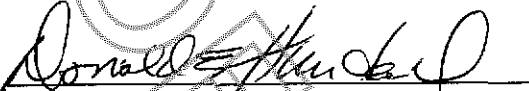
Amount Paid \$ 14,601.00

Skagit Co. Treasurer

By *M. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 23, 2018



Donald E. Hundahl


Carol R. Hundahl

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Donald E. Hundahl and Carol R. Hundahl 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: March 27, 2018


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Right granted by the State of Washington to Day Lumber Co., a corporation, to overflow the bed and shores of Big Lake, by that certain order dated April 7, 1924, certified copy of which was recorded April 21, 1924, under Auditor's File No. 173578, records of Skagit County, Washington.
2. Right to make necessary slopes for cuts or fills upon said premises as granted by deed Auditor's No.: 513932, records of Skagit County, Washington
Granted to: County of Skagit
3. Protected Critical Area Site Plan, and the terms and conditions therein, recorded June 10, 2010 under Skagit County Recording No. 201006100102.
4. Plat Lot of Record Certification, and the terms and conditions therein, recorded August 13, 2010 under Skagit County Recording No. 201008130051.
5. Title Notification, and the terms and conditions therein, recorded August 24, 2010 under Skagit County Recording No. 201008240062.
6. 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.
7. City, county or local improvement district assessments, if any.