

AFTER RECORDING MAIL TO:

**Mr. and Mrs. Bo Descheemaeker
18145 Bow Lake Lane
Bow, WA 98232**



201804040064

Skagit County Auditor

4/4/2018 Page

1 of

8

\$91.00

2:02PM

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-166715-E**

**CHICAGO TITLE
620071988**

Statutory Warranty Deed

THE GRANTOR Ina Lou Spady and James Richard Spady, as Personal Representatives of the Estate of Richard Jack Spady, deceased, under King County Superior Court Probate Case No. 16-4-01973-8 (Ina Lou Spady being the only spouse of Richard Jack Spady on November 30, 2001, date of acquiring title, and at all times since) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bo Descheemaeker and Kaitlyn Descheemaeker, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 3, SKAGIT COUNTY SHORT PLAT NUMBER 94-21

For Full Legal See Attached Exhibit "A"

Subject to: See Exhibit "B", attached.

Tax Parcel Number(s): P107215, 360430-0-001-0100

Dated March 26, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/342
APR 04 2018

Amount Paid \$ 6,413.⁰⁰
By *Chadman* Deputy
Skagit Co. Treasurer

Ina Lou Spady and James Richard Spady, as Personal
Representatives of the Estate of Richard Jack Spady,
deceased, under King County Superior Court Probate
Case No. 16-4-01973-8

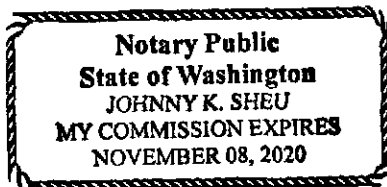
Ina Lou Spady co-PR
By: Ina Lou Spady, Personal Representative

James Richard Spady co-PR
By: James Richard Spady, Personal Representative

STATE OF Washington }
COUNTY OF ~~Snohomish~~ KING } SS:

I certify that I know or have satisfactory evidence that Ina Lou Spady and James
Richard Spady signed this instrument, on oath stated that they are authorized to
execute the instrument and acknowledged it as the Personal Representatives of
the Estate of Richard Jack Spady, deceased, under King County Superior Court
Probate Case No. 16-4-01973-8 to be the free and voluntary act of such party for
the uses and purposes mentioned in this instrument.

Dated: March 27, 2018



Johnny K. Sheu
Notary Public in and for the State of Washington
Residing at LYNNWOOD, WA
My appointment expires: 11.08.2020

EXHIBIT A

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 94-021, approved January 11, 1995, and recorded January 17, 1995, in Volume 11 of Short Plats, page 167, under Auditor's File No. 9501170109, records of Skagit County, Washington, being a portion of the Northwest Quarter of Section 30, Township 36 North, Range 4 East of the Willamette Meridian, and the Southwest Quarter of Section 19, Township 36 North, Range 4 East of the Willamette Meridian, and the Northeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 3 East of the Willamette Meridian, and the Southeast Quarter of Section 24, Township 36 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT B

1. 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. 94-021.

Recording No: 9501170109

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

Granted to: Bloedel Donovan Timber Company, a Washington corporation
Purpose: Road
Recording Date: June 28, 1943
Recording No.: 367853
Affects: Not disclosed

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

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Right to construct, maintain pipeline or lines, etc.
Recording Date: September 10, 1954
Recording No.: 506570
Affects: Not disclosed

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

Granted to: Trans Mountain Oil Pipe Line Corp.
Purpose: Oil pipeline
Recording Date: April 28, 1955
Recording No.: 517040
Affects: Not disclosed

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

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Oil pipeline
Recording Date: September 16, 1954
Recording No.: 506567
Affects: Not disclosed

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

Purpose: Electric transmission and/or distribution line
Recording Date: October 29, 1990
Recording No.: 9010290107
Affects: The South 60 feet of the Northeast Quarter of the Northeast Quarter in Section 25, Township 38 North, Range 3 East of the Willamette Meridian

Said instrument is a re-recording of instrument:

Recording Date: October 1, 1990
Recording No.: 9010010095

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 11, 1990
Recording No.: 9009110021
Affects: Not disclosed

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

Granted to: Dennis Hamilton and Patricia Hamilton, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: April 20, 1994
Recording No.: 9404200069
Affects: A 60 foot strip beginning at the Southwest corner of said short plat and running in an Easterly and Northerly direction

AMENDED by instrument

Recording Date: November 7, 1994
Recording No.: 9411070071

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

Granted to: Toni Hamilton and Denny Hamilton; and Wade Dann and Leslie Dann
Purpose: Enjoyment of Bow Hill Lake
Recording Date: April 20, 1994
Recording No.: 9404200070
Affects: Bow Hill Lake and access road serving said short plat

AMENDED by instrument:

Recording Date: April 22, 1999
Recording No.: 9904220154

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

Granted to: Wade R. Dann and Leslie A. Dann, husband and wife
Purpose: ingress, egress, and utilities
Recording Date: November 7, 1994
Recording No.: 9411070070
Affects: The South 60 feet of the North Half of the Northeast Quarter of Section 25,
Township 36 North, Range 3 East of the Willamette Meridian

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

Granted to: Dennis Hamilton and Patricia Hamilton, husband and wife
Purpose: ingress, egress and utilities
Recording Date: November 7, 1994
Recording No.: 9411070071
Affects: A 60 foot strip

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

Granted to: Wade R. Dann and Leslie A. Dann, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: November 7, 1994
Recording No.: 9411070072
Affects: South 40 feet of Gov. Lot 1

NOTE: Said instrument amends that easement recorded on April 20, 1994, under Auditor's File No. 9404200069, records of Skagit County, Washington.

13. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed to the State of Washington

Recording Date: November 26, 1998
Recording No.: 573372

14. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed to the State of Washington

Recording Date: January 8, 1979
Recording No.: 894385

15. Agreement, including the terms and conditions thereof; entered into:

Recording Date: April 20, 1994
Recording No.: 9404200070

16. Agreement, including the terms and conditions thereof; entered into:

Recording Date: May 9, 1994
Recording No.: 9405090067

17. Agreement, including the terms and conditions thereof; entered into:

Recording Date: March 1, 1995
Recording No.: 9503010033

18. 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.

19. Terms and conditions of that Variance No. PT-96-0346:

Recording Date: April 11, 1997
Recording No.: 9704110016

20. Terms and conditions of that Variance No. VA97-0052:

Recording Date: April 11, 1997
Recording No.: 9704110017

21. Terms, conditions and restrictions of that agreement filed in Skagit County Superior Court:

Filed: April 23, 1999
Cause No.: 98-2-00320-3

22. 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 16, 2000
Recording No.: 200006160105

23. Terms and Condition of Protected Critical Area Site Plan;

Recording Date: July 21, 2000
Recording No.: 200007210030

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

Granted to: C.F. SKIS, INC., A Washington corporation
Purpose: Access to and full use and enjoyment of Bow Hill Lake
Recording Date: May 8, 2000
Recording No.: 200009290064
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility Systems
Recording Date: June 15, 2017
Recording No.: 201706150053
Affects: As now Constructed, to be Constructed, Extended or Relocated

26. Declaration of Covenants, Conditions, Reservations and Restrictions of Bow Lake Estates

Recording Date: June 27, 2017
Recording No.: 201706270016