



Skagit County Auditor \$73.00  
4/3/2015 Page 1 of 2 2:02PM



Skagit County Auditor \$77.00  
4/4/2018 Page 1 of 4 3:28PM

When recorded return to:  
Gloria D. Estes and Michael Estes  
31430 W. Second Street POB 187  
Lyman, WA 98263

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108952

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018  
APR 04 2018

Amount Paid \$  
Skagit Co. Treasurer  
By *Mh* Deputy  
**Statutory Warranty Deed**

THE GRANTORS Chris Stormont and Patti Stormont, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gloria D. Estes and Michael Estes, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:  
Section 17, Township 35 North, Range 6 East; Ptn. SE NW 108952-1  
p 41518, 350617-0-170-0008  
Tax Parcel Number(s): P41517, 350617-0-169-0001

*Rerecorded to correct legal description and add omitted parcel.*

That portion of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the South line of Second Street as established in the Town of Lyman, 240 Feet West of the West Line of Dyer Street extended South; Thence West 85 Feet; Thence South to the bank of the Skagit River; Thence Easterly along the bank of the river to a point due South of the point of beginning; thence North to the point of beginning;

EXCEPT any portion thereof lying West of a line that is parallel with and 900 feet East of the West line of said Southeast Quarter of the Northwest Quarter.

*See attached Exhibit*

Situate within the County of Skagit, State of Washington. *"A" for new legals*

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 "A" attached hereto

Dated 4/2/2015

*Chris Stormont*  
Chris Stormont  
*Patti Stormont*  
Patti Stormont

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015058  
APR 03 2015

Amount Paid \$1099.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mh* Deputy

STATE OF Washington )  
COUNTY OF Skagit ) SS:

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

Date: 4-2-15

*Kimberly A. Barrett*  
Printed Name: Kimberly A. Barrett  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: aug 6, 2016

Exhibit "A"

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
 Recorded: April 18, 1931  
 Auditor's No.: 242656  
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey  
 Recorded: December 15, 2000  
 Auditor's No.: 200012150106  
 Affects: A portion of subject property and other lands

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey (Short Plat Lyman 2002-01)  
 Recorded: July 5, 2002  
 Auditor's No.: 200207050149  
 Affects: A portion of subject property and other lands

D. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

E. 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.)

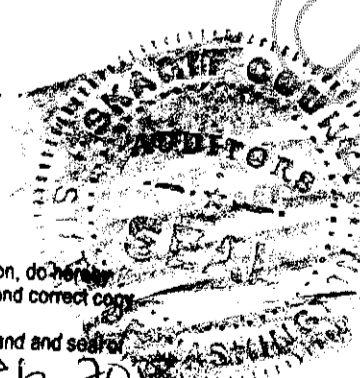
F. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River.

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS

I, Auditor of Skagit County, State of Washington, do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of

my office this 9 day of Feb 2018  
by [Signature] Deputy



UNOFFICIAL DOCUMENT

Exhibit "A"

Parcel "A":

That portion of the Southeast ¼ of the Northwest ¼ of Section 17, Township 35 North, Range 6 East, W.M. described as follows:

Begin at a point on the South line of Second Street as established in the Town of Lyman, 240 feet West of the West line of Dyer Street, extended South; thence West 222 feet; thence South to the bank of the Skagit River; thence Easterly along the bank of the river to a point South of the Point of Beginning; EXCEPT any portion thereof lying West of a line that is parallel with and 780 feet East of the West line of said Southeast ¼ of the Northwest ¼.

EXCEPT the West 120 feet of the above described parcel.


Parcel "B":

The West 120 feet of the following described property:

That portion of the Southeast ¼ of the Northwest ¼ of Section 17, Township 35 North, Range 6 East, W.M. described as follows:

Begin at a point on the South line of Second Street as established in the Town of Lyman, 240 feet West of the West line of Dyer Street, extended South; thence West 222 feet; thence South to the bank of the Skagit River; thence Easterly along the bank of the river to a point South of the Point of Beginning; EXCEPT any portion thereof lying West of a line that is parallel with and 780 feet East of the West line of said Southeast ¼ of the Northwest ¼.

Approved by Patti Stormont also known as Patricia Stormont, individually and as the surviving spouse of Chris Stormont:



Patricia Stormont

*Notary of this approval on next page*

STATE OF WASHINGTON, } ss.

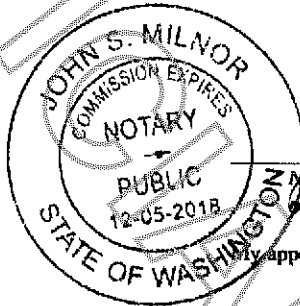
County of Skagit

Acknowledgement as to ACKNOWLEDGMENT - Individual  
Page 3 Approval

On this day personally appeared before me Patricia Stormont

\_\_\_\_\_ to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she  
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of April 2018.



John S. Milnor  
Notary Public in and for the State of Washington,  
residing at Mount Vernon  
My appointment expires 12/5/2018

STATE OF WASHINGTON, } ss.

County of \_\_\_\_\_

ACKNOWLEDGMENT - Individual

On this day personally appeared before me \_\_\_\_\_

\_\_\_\_\_ to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_  
signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_