

When recorded return to:

J. Keith Fitz-Gerald and Noriko Harada Fitz-Gerald
13154 Heart Lake Road
Anacortes, WA 98221



201804050027
Skagit County Auditor

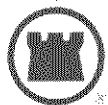
4/5/2018 Page

1 of

\$76.00

3 11:45AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034263

CHICAGO TITLE
620034263

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale B. Ramerman and Diane Gruner Ramerman, 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 J. Keith Fitz-Gerald and Noriko Harada Fitz-Gerald, husband and wife

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

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the West road margin of Heart Lake County Road that is 50 feet North (as measured at right angles) of the South line of said Government Lot 1;
thence Northwesterly along the West line of said County Road, 650 feet;
thence South 88°34'30" West, 370 feet, more or less, to the shore of Lake Erie;
thence Southeasterly along said shoreline to a point West of the point of beginning;
thence East along a line parallel with and 50 feet North of the South line of said Government Lot 1, to the point of beginning.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P19212 / 340112-0-002-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181360
APR 05 2018

Amount Paid \$ 16,025.00
Skagit Co. Treasurer
Deputy

By JFD

STATUTORY WARRANTY DEED
(continued)

Dated: April 3, 2018

Dale B. Ramerman
Dale B. Ramerman

Diane Gruner Ramerman
Diane Gruner Ramerman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dale B. Ramerman and Diane Gruner Ramerman 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: April 4, 2018

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 01/29/2019

EXHIBIT "A"
Exceptions

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

Granted to: City of Anacortes
Purpose: An existing road on date of said instrument until an alternative route is provided
Recording Date: September 15, 1967
Recording No.: 704423
Affects: Exact location is not of record
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Washington Land Company, Inc.
Recording No.: 686339
3. Conditional Agreement Sand Filter Sewage System Installation including the terms, covenants and provisions thereof

Recording Date: February 10, 1984
Recording No.: 8402100016
4. 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.
5. Record of Survey

Recording Date: February 9, 1984
Recording No.: 8402090018
6. City, county or local improvement district assessments, if any.