

When recorded return to:
Joshua M Shalan
2803 Medora Way
Everett, WA 98201



201804100029
Skagit County Auditor \$79.00
4/10/2018 Page 1 of 6 11:28AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034013

CHICAGO TITLE
620034013

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald R. Robson and Kathleen E. Robson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Joshua M Shalan, a single person

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): 3 Short Plat No PL00-0750

Tax Parcel Number(s): P119450 / 3862-000-071-0600

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/4/17
APR 10 2018

Amount Paid \$2,675.⁰⁰
Skagit Co. Treasurer
By *jnm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 4, 2018


Donald R. Robson


Kathleen E. Robson

State of ~~WASHINGTON~~
County of ~~SKAGIT~~

~~IDAHO~~
~~KOOTENAI~~

I certify that I know or have satisfactory evidence that Donald R. Robson and Kathleen E. Robson 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 5 2018



Name: DONNA J. HOLLIS, Notary Public
Notary Public in and for the State of IDAHO
Residing at: NEWPORT WA
My appointment expires: 03-25-2020



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119450 / 3862-000-071-0600

PARCEL A:

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. PL00-0750, approved August 19, 2002, recorded on August 20, 2002, under Auditor's File No. 200208200053, records of Skagit County, Washington; being a portion of Tract H of Big Lake Waterfront Tracts according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

PARCEL B:

An easement for ingress and egress, utilities and community access, as recorded under Auditor's File No. 653573, over those portions of Lots 52 and 53 of Big Lake Waterfront Tracts according to the plat recorded in Volume 4 of plats, Page 12, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 25, 1945
Auditor's No(s): 379829, records of Skagit County, Washington
In favor of: Owners of Lots 55 and 56 "Big Lake Waterfront Tracts"
For: Water pipeline and establishment of a dam
Affects: Southerly portion of said short plat (exact location not disclosed of record)
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 2, 1964
Auditor's No(s): 653573, records of Skagit County, Washington
In favor of: Adjoining property owners
For: Ingress, egress, utilities and community access
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 14, 2001
Auditor's No(s): 200109140098, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer lines and appurtenances
4. Agreement, including the terms and conditions thereof; entered into;
By: Skagit County Sewer District No. 2
And Between: Michael Perry
Recorded: July 13, 1999
Auditor's No.: 9907130071, records of Skagit County, Washington
Providing: Sewer Service
5. Terms, conditions and assessments in that instrument;
Recorded: July 13, 1999
Auditor's File No.: 9907130070, records of Skagit County, Washington
By: Skagit County Sewer District No. 2
6. 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 SKAGIT COUNTY SHORT PLAT NO. PL00-0750:

Recording No: 200208200053
7. Agreement, including the terms and conditions thereof; entered into;
By: Skagit County Sewer District No. 2
And Between: Michael Perry

EXHIBIT "B"

Exceptions (continued)

- Recorded: July 17, 2001
Auditor's No.: 200107170102, records of Skagit County, Washington
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 2, 2001
Auditor's No(s): 200110020126, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of said premises
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 29, 2002
Auditor's No(s): 200204290234, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer Lines
10. Terms, conditions, and restrictions of that instrument;
Recorded: August 20, 2002
Auditor's File No.: 200208200055, records of Skagit County, Washington
Regarding: Native growth protection
11. Agreement, including the terms and conditions thereof, entered into;
By: Michael Perry
Recorded: August 20, 2002
Auditor's No.: 200208200055, records of Skagit County, Washington
Providing: Road maintenance
12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: August 20, 2002
Auditor's No(s): 200208200054, records of Skagit County, Washington
13. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 16, 2002
Auditor's No(s): 200209160138, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Right-of-entry for access to the sanitary sewer system constructed on the property as part of the Perry Short Plat Sewer Extension, DE#01-01
14. Terms, conditions, and restrictions of that instrument entitled Conveyance of Sewer Facility;
Recorded: September 16, 2002

EXHIBIT "B"

**Exceptions
(continued)**

Auditor's No(s).: 200209160141, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2, a municipal corporation

15. City, county or local improvement district assessments, if any.