

When recorded return to:  
Roger J Wills  
1618 S 10th St  
Mount Vernon, WA 98274



201804120052

Skagit County Auditor \$77.00  
4/12/2018 Page 1 of 4 1:55PM

CHICAGO TITLE  
620034095

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034095

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181452  
APR 12 2018

Amount Paid \$ 6,522.<sup>02</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James T. Shiflett and Annette B. Woolsey, 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 Roger J Wills, an unmarried man

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

That portion of Lot 6, Block 2, RENSINK-WHIPPLE SALMON BEACH TRACTS, according to the recorded plat thereof, recorded in Volume 5 of Plats, page 55, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 6;  
Thence South 27 degrees 40' East along the East line of said Lot, 90.43 feet to the True Point of Beginning for this description;  
Thence South 57 degrees 34'35" West 75.11 feet to the West line of said Lot 6;  
Thence South 27 degrees 40' East along the West line of said Lot 6, a distance of 125 feet, more or less, to the "Beach Line", as shown on the plat;  
Thence Easterly along said "Beach Line" 75 feet, more or less, to a point on the East line of said Lot 6;  
Thence North 27 degrees 40' West along the East line of said Lot, 130 feet, more or less, to the True Point of Beginning.

TOGETHER WITH the tidelands of the second class situated in front of, adjacent to and abutting thereon;

Situated in Skagit County, Washington

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

P68472 + P20514

STATUTORY WARRANTY DEED

(continued)

Tax Parcel Number(s): P68472 / 3983-002-006-0104, P20514 / 340219-0-029-0004

Subject to:

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

Dated: April 5, 2018

James T. Shiflett  
James T. Shiflett

Annette B. Woolsey  
Annette B. Woolsey

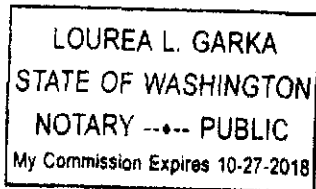
State of WASHINGTON

County of SLEWITT

I certify that I know or have satisfactory evidence that James T. Shiflett Annette B. Woolsey  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: APRIL 5, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Ariverton  
My appointment expires: 10/27/2018



**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: June 2, 1947  
Auditor's No.: 401492 and 405108, records of Skagit County, Washington  
Executed By: State of Washington
  
2. 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 Rensink-Whipple Salmon Beach Tracts:  
  
Recording No: 396509
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: George E. Johnson and Flora H. Johnson  
Purpose: Construction, operating or maintaining a water line  
Recording Date: October 29, 1947  
Recording No.: 410504  
Affects: Portion of Lot 6
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Robert and Cheryl Schmitt  
Purpose: Utility  
Recording Date: October 3, 2005  
Recording No.: 200510030023  
Affects: Portion of said premises
  
5. 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.

**EXHIBIT "A"**

Exceptions  
(continued)

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