

When recorded return to:
Steven A McChesney and Antoinette M
McChesney
4556 Purdue Avenue Northeast
Seattle, WA 98105



Skagit County Auditor \$78.00
5/4/2018 Page 1 of 5 11:24AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500070513

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181850
MAY 04 2018

Amount Paid \$ 5612.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

CHICAGO TITLE
500070513

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marian L. McChesney and Steven A. McChesney Co-Trustees of The Tr/U Will of H.A. McChesney and Marian L. McChesney, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Steven A McChesney and Antoinette M McChesney, a married couple

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): 18 HULLS WATERFRONT TRACTS AND PTN GOV LOT 4, 25-33-04

Tax Parcel Number(s): P66168 /3929-000-018-0010, P17221 / 330425-0-001-4108,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 30, 2018

The Tr/U Will of H.A. McChesney

BY: Marian L. McChesney
Marian L McChesney *Co-Trustee*
Co-Trustee

BY: [Signature] *CO-TRUSTEE*
Steven A. McChesney
Co-Trustee

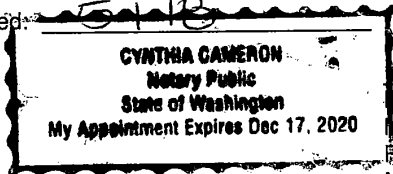
Marian L. McChesney
Marian L. McChesney

State of WASHINGTON
County of King

I certify that I know or have satisfactory evidence that

STEVEN A. McCHESNEY
(is)are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustee of The TR/U Will of H.A. McChesney to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/1/18



[Signature]
Name: CYNTHIA CAMERON
Notary Public in and for the State of WA
Residing at: WINNWOOD
My appointment expires: 12-17-20

State of Washington
County of Snohomish

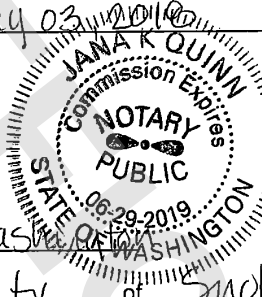
I certify that I know or have satisfactory evidence that

Marian L. McChesney
(is)are the person(s) who appeared before me, and said person acknowledged that (he/she/they)

STATUTORY WARRANTY DEED
(continued)

signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustee of The TR/ U Will of H.A. McChesney to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 03, 2018

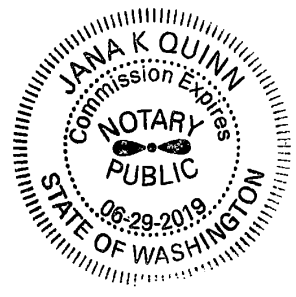


Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Marian L. McChesney (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: May 03, 2018



Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P66168 /3929-000-018-0010 and P17221 / 330425-0-001-4108

PARCEL A:

Lot 18, HULL'S WATERFRONT TRACTS, according to the plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington;

Situated in Skagit County, Washington

PARCEL B:

A portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the center of said Section 25; thence South 87°35'31" East 1419.72 feet along the East-West centerline of said section; thence South 02°24'29" West 1277.64 feet to the Southwest corner of Lot 18, Hull's Waterfront Tracts, as per at thereof recorded in Volume 7 of Plats, Page 33, records of Skagit County, Washington; thence North 87°35'31" West, 32.66 feet parallel with said East-West centerline to the Easterly margin of the former Northern Pacific Railway Company (now Burlington Northern Railroad Company) right-of-way at a point on a curve the center of which is North 69°23'32" East 1382.69 feet from said point, said point also being the true point of beginning; thence Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 2°13'57", an arc distance of 53.87 feet; thence North 87°35'31" West 79.92 feet to a point on a curve the center of which is North 72°44'22" East 1457.69 feet from said point; thence Southerly along the arc of said curve having a radius of 1457.69 feet, through a central angle of 2°06'02", an arc distance of 53.44 feet to a point that is North 87°35'31" West from the true point of beginning; thence South 87°35'31" East 81.11 feet parallel with said East-West centerline to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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: April 29, 1955
Recording No.: 517077

Said restrictions also contain reversionary rights.

2. Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: May 20, 1988
Recording No.: 8805200074

3. 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: Burlington Northern Railroad Company
Recording No.: 8805200074

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