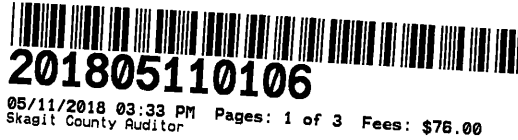


When recorded return to:
Randy R. Sweeney and Merilee G Schrader
40278 Cape Horn Rd
Concrete, WA 98237

Recorded at the request of:
Guardian Northwest Title
File Number: 115683



Statutory Warranty Deed

115683
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Karl Kersteter and Connie Kersteter, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Randy R. Sweeney* and Merilee G. Schrader, ~~and~~ a single person the following described real estate, situated in the County of Skagit, State of Washington
*A SINGLE PERSON

Abbreviated Legal:

Section 14, Township 35 North, Range 7 East, W.M.; Portion of GL3

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P42624, 350714-0-022-0018

Dated

5-11-18

Karl Kersteter

Connie Kersteter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181961
MAY 11 2018

Amount Paid \$3,600.60
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Karl Kersteter and Connie Kersteter, 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:

5-11-18



Eleanor Romero
Printed Name: Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 6/23/2021

Order No:

EXHIBIT A

That portion of Government Lot 3, Section 14, Township 35 North, Range 7 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, Block 21, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 79, records of Skagit County, Washington; thence East 230 feet to the Northeast corner of Lot 6, Block 20, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON", the true point of beginning; (said point being on the East line of that certain Tract conveyed to Ira Savage by deed dated January 4, 1915, and recorded January 12, 1915, under Auditor's File No. 105886 in Volume 94 of Deeds, page 563); thence from said point East 500 feet, more or less, to the West line of a Tract conveyed by Morris M. Wright to Maggie Thompson, by Deed dated May 10, 1904, and recorded in Volume 57 of Deeds, page 402; thence South 275 feet along the West line to the bank of the Skagit River; thence along the bank of the Skagit River Westerly 500 feet, more or less, to a point due South of the point of beginning; thence North to the point of beginning. EXCEPT any portion lying within road rights-of-way; ALSO EXCEPT the West 200 feet thereof, AND ALSO EXCEPT the East 80 feet thereof.

(Also known as Tract "A" of Short Plat No. 23-74, approved June 18, 1974).

SCHEDULE "B-1"

EXCEPTIONS:

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

Name:	Survey
Recorded:	November 16, 1993
Auditor's No.:	9311160040
Affects:	property and includes other property

Said matters include but are not limited to the following:

1. Location of fencelines, shop, shed and pump houses – Affects subject property and includes other property

B. 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

C. 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.)

D. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.