

When recorded return to:
Victoria J. Hildreth
18653 Blackberry Lane
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 115513



201805150031

05/15/2018 10:35 AM Pages: 1 of 2 Fees: \$75.00
Skagit County Auditor

Statutory Warranty Deed

115513

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Marielle D. Hinderman and Todd M. Hinderman, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Victoria J. Hildreth, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 78, First Addition Big Lake Water Front Tracts

Tax Parcel Number(s): P112775, 3863-000-078-0100

Lot 78, "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington.

EXCEPT that portion lying Northeasterly of the Southwesterly line of Big Lake Boulevard as conveyed to Skagit County for road by Deed recorded May 26, 1947, under Auditor's File No. 404827.

TOGETHER with non-exclusive easements for ingress, egress, and utilities as conveyed by Statutory Warranty Deed recorded April 22, 2013, under Skagit County Auditor's File No. 201304220217. 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 "A" attached hereto

Dated

5-9-18

Todd M. Hinderman

Marielle D. Hinderman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181983
MAY 15 2018

Amount Paid \$ 5,612.00
By Skagit Co. Treasurer
M. Miller Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Todd M. Hinderman and Marielle D. Hinderman, 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:

5-9-18



Printed Name: Mary Miller
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 01-19-2022

Exhibit A

EXCEPTIONS:

A. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

B. 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

C. Any adverse claim by reason of the question of location, boundary, or area of said land which may be dependent upon the location of the line of ordinary high water of Big Lake.