

When recorded return to:
Laurie Anderton MacKenzie
25612 Lake Wilderness Lane SE
Maple Valley, WA 98038

Recorded at the request of:
Guardian Northwest Title
File Number: A114397



201805240026

05/24/2018 10:40 AM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Statutory Warranty Deed

A114397
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Burton E. Grant, as his separate estate and Joseph L. Moore, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Laurie Anderton MacKenzie, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 8, Township 35 North, Range 2 East; Ptn. Gov't Lot 1 & NE NW

Tax Parcel Number(s): P32803, 350208-0-002-1203

That portion of Government Lot 1 and the Northeast ¼ of the Northwest ¼ of Section 8, Township 35 North, Range 2 East, W.M., described as follows:

Commencing at the Northeast corner of the Northeast ¼ of the Northwest ¼ of said Section 8; thence South 0°32'32" West, along the East line of said subdivision 88.75 feet; thence North 81°56'57" East 476.74 feet; thence South 8°03'03" East 330.00 feet to the point of beginning; thence continuing South 8°03'03" East 330.00 feet; thence South 88°54'22" East 680.00 feet, more or less, to the line of ordinary high water; thence Northerly along said line of ordinary high water 330.00 feet, more or less, to a point from which the point of beginning bears North 88°54'22" West; thence North 88°54'22" West 700.00 feet, more or less, to the point of beginning.

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 MAY 18th 2018

Burton E. Grant
Burton E. Grant

Joseph L. Moore
Joseph L. Moore

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182148
MAY 24 2018

Amount Paid \$ 4,277.⁰⁰
Skagit Co. Treasurer
By Chdm Deputy

LPB 10-05(i-l)
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Order No: 114397

STATE OF Texas }
COUNTY OF Tarrant } SS:

I certify that I know or have satisfactory evidence that Burton E. Grant and Joseph L. Moore, 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.

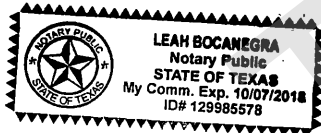
Date: May 18, 2018Printed Name: Leah BocanegraNotary Public in and for the State of TexasResiding at 641 E. Southlake TX 76117.My appointment expires: 10/07/2018

Exhibit A**EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: All owners, present and future
Recorded: June 2, 1976
Auditor's No. 836154
Purpose: Ingress, egress and utilities
Area Affected: A 60 foot wide road

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Eyler L. Elliott, a single man
Recorded: November 4, 1983
Auditor's No. 8311040069
Purpose: Dedicate the easement hereinafter described for the use and enjoyment of the owners of Lot B of Short Plat No. 29-83
Area Affected: As described

C. TERMS AND CONDITIONS OF CONTRACT:

Dated: January 4, 1972
Recorded: May 29, 1974
Auditor's No.: 801486

D. Covenants to prevent practices which might contaminate water supply recorded August 5, 2009, under Auditor's File No. 200908050002.

E. 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.)

F. 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.