

When recorded return to:  
Robert Raney and Sadie Raney  
516 N 74th St  
Seattle, WA 98103

201805240096

05/24/2018 03:35 PM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201805240096  
MAY 24 2018

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034520

Amount Paid \$13,775.00  
By Skagit Co. Treasurer Deputy

CHICAGO TITLE  
620034520

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine G Worley, Unmarried 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 Robert Raney and Sadie Raney, a married couple

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

Lot 2, PLAT OF DUNLAP & JENNE'S CAMPING TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, page 48, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated Roney Road #295 adjacent to said premises which upon vacation, reverted to said premises by operation of law, as contained in final order of vacation recorded May 16, 1991, under Auditor's File No.9105160020, records of Skagit County, Washington;

AND TOGETHER WITH tidelands of the second class, in front of said Lot 2 and lying between the East and West line of the said Lot 2, EXCEPT any portion of said tidelands contained within a tract conveyed by the State of Washington to John Earle as tidelands suitable for the cultivation of oysters, through deed issued October 15, 1901, under Application No. 3254;

AND ALSO TOGETHER WITH that portion of Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 2, PLAT OF DUNLAP & JENNE'S CAMPING TRACTS;  
Thence South 6 degrees 37'15" East to the North line of the Harold R. Roney County Road No. 295;

Thence Easterly along the said North line of County Road to intersect the Easterly line of the said Lot 2, PLAT OF DUNLAP & JENNE'S CAMPING TRACTS, produced Southeasterly;

## STATUTORY WARRANTY DEED

(continued)

Thence Northwesterly along the said Easterly line of Lot 2, produced, to the Southeast corner of the said Lot 2;

Thence Westerly to the place of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P65142 / 3906-000-002-0007

Subject to:

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

Dated: May 22, 2018

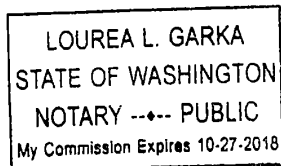
Catherine G. Worley  
Catherine G Worley

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that

Catherine G Worley  
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 24, 2018



Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arbuton  
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: January 21, 1931  
Auditor's No.: 240485, records of Skagit County, Washington  
Affects: Tidelands
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 9, 1930  
Recording No.: 236933
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 27, 1938  
Auditor's No.: 302498, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Beginning at the Southeast corner of Tract 1, Dunlap and Jenne's Camping Tracts;  
Thence South 47°15' West, 37 feet;  
Thence North 85°00' West, 221.5 feet;  
Thence North 88°30' West, 545 feet being the true point of beginning;  
Thence North 88°30' West, 77.52 feet to the West line of Tract 12
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 23, 1953  
Auditor's No(s): 489782, records of Skagit County, Washington  
In favor of: Samish Island Water Company  
For: Water main purposes
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Ingress and egress  
Recording Date: July 25, 1967  
Recording No.: 702334  
Affects: Portion of said premises and other property

**EXHIBIT "A"**Exceptions  
(continued)

6. Findings of Fact and Entry of Order No. SLV8723.ORD including the terms, covenants and provisions thereof  
  
Recording Date: January 22, 1988  
Recording No.: 8801220003
7. Agreement for Restrictive Covenants including the terms, covenants and provisions thereof  
  
Recording Date: February 23, 1988  
Recording No.: 8802230008  
Regarding: View
8. Notice of On-Site Sewage System Status including the terms, covenants and provisions thereof  
  
Recording Date: December 6, 1988  
Recording No.: 8812060023
9. Public or private easements, if any, over vacated portion of said premises.
10. Shoreline Substantial Development Conditional Use Permit SL 98 0068 including the terms, covenants and provisions thereof  
  
Recording Date: June 9, 1998  
Recording No.: 9806090064
11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: August 23, 2011  
Recording No.: 201108230066  
Matters shown: Possible encroachment of a fence along the Westerly line of said premises
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Samish Famers Water Association.