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05/30/2018 12:49 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Filed for Record at Request of:

Nancy C. Ivarinen
Attorney at Law
1504 Broadway
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182237
MAY 30 2018

Amount Paid \$0
Skagit Co. Treasurer
By *mam* Deputy

QUIT CLAIM DEED

Grantor: Cindy Sivo, an unmarried female
Grantee: Phil Sivo, an unmarried male
Abbreviated Legal: HEART O' SKAGIT RIVER TRS 1/36 INT IN LT33 & ALL TR 25, SKAGIT COUNTY
Assessor's Tax Parcel Number(s): P65646 3923-000-025-0009

THE GRANTOR, Cindy Sivo, for and in consideration of a Decree of Dissolution and Nunc Pro Tunc Amendment to March 26, 2018 Decree of Dissolution (Whatcom County Cause No. 17-3-00486-3, conveys and quit claims to GRANTEE, Phil Sivo, as his sole and separate property, and not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

LOT 25, "HEART O' THE SKAGIT RIVER TRACTS", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 1, 2, AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A 1/36 INTEREST IN LOT 33, "HEART O' THE SKAGIT RIVER TRACTS", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 1, 2, AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON

SUBJECT TO SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

DATED this 11 day may, 2018.

Cindy Sivo
CINDY SIVO

STATE OF WASHINGTON)
) ss:
COUNTY OF WHATCOM)

On this day personally appeared before me, Cindy Sivo, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11 day of may, 2018.

Laural Copher
NOTARY PUBLIC for Washington.
Residing at: Bellevue
My Commission Expires: 07-19-2020

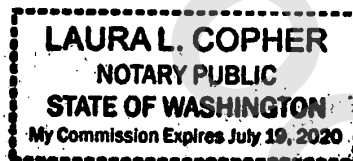


EXHIBIT "A"

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TOGETHER WITH A 1/36 INTEREST IN LOT 33, "HEART O' THE SKAGIT RIVER TRACTS", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 1, 2, AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON

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Schedule "B-1"

EXCEPTIONS:

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Heart O' the Skagit-River Tracts
Recorded: October 20, 1965
Auditor's No.: 673293

Said matters include but are not limited to the following:

1. Right granted to the public in the dedication of the plat to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

2. RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

a. Platlor shall bear the cost of such Flood Control Improvement as he desires as long as he retains possessory right. After possessory rights pass to the individual lot purchasers, they shall be responsible.

b. Platlor shall provide to Skagit County a forty foot easement beginning on the West side of the Lyman Ferry Road and extending Northwesterly along the remainder of the river front of the Plats. Easement granted to County for purpose of Flood Control only. No permanent structures in easement.

The cost of constructing and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate or private owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the county road standards in all respects prior to acceptance by the county.

c. A 40 foot flood control easement as delineated on the face of the plat.

d. "Community recreation area for Heart O'The Skagit Plat Owners only." (affects Lot 33)

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 16, 1965
Recorded: August 15, 1965
Auditor's No: 686890
Executed By: Ralph James

C. 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

D. 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.)