



201805310123

05/31/2018 04:03 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Name WILLIAM GORDON

Address 6115 16TH ST SE

City / State SNODHOMISH, WA 98296

Document Title(s): (or transactions contained therein)

1. STATUTORY WARRANTY DEED
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. BEOLAM BUNKHOUSE, LLC
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. GORDON, WILLIAM R.
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

LOTS 17-19 SKAGIT RIVER COUNTRY

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P64468 & P64470

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



GUARDIAN NORTHWEST TITLE CO.

115458

When recorded return to:

William R. Gordon
6115 164th St SE
Snohomish, WA 98296

Statutory Warranty Deed

THE GRANTOR Bedlam Bunkhouse, a WA Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William R. Gordon, an single individual the following described real estate, situated in the County of Skagit, State of Washington

Legal Description:

PARCEL A:

Lot 17 and that portion of Lot 18, SKAGIT RIVER COLONY, as per plat recorded in Volume 8 of Plats, Pages 65 and 66, records of Skagit County, Washington lying Southeasterly of the following described line:

Begin at the Southerly most corner of said Lot 18;
thence Northeasterly along the Southeasterly line of said Lot 18, a distance of 100 feet;
thence Westerly, parallel with the Southwesterly line of said Lot 18, a distance of 30 feet;
thence Northeasterly, parallel with the Southeasterly line of said Lot 18 to the Northeasterly line of said Lot 18, the terminus of this line description.

PARCEL B:

Lot 19 and that portion of Lot 18, SKAGIT RIVER COLONY, according to the plat thereof recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington lying Northwesterly of the following described line:

Beginning at the Southerly most corner of said Lot 18;
thence Northeasterly along the Southeasterly line of said Lot 18, a distance of 100 feet;
thence Westerly, parallel with the Southwesterly line of said Lot 18, a distance of 30 feet;
thence Northeasterly, parallel with the Southeasterly line of Lot 18 to the Northeasterly line of said Lot 18, the terminus of this line description.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P69468, 40110000170000, P69470, 40110000190008

Commonly known as 9545 & 9559 Colony Lane, Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182301

MAY 31 2018

Amount Paid \$ 2502.00

Skagit Co. Treasurer

By *BY* Deputy

SUBJECT TO: Exceptions as described in Exhibit "A", attached hereto and incorporated by reference herein, and any other Conditions, Covenants, Easement, Restrictions, Agreements, Mitigation, and Provisions on the face of the Plat, and those of record, if any.

Dated 5.31.18

Bedlam Bunkhouse, LLC

Tina Griggs
By: Tina Griggs, Member

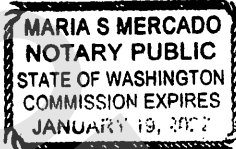
Melanie Baird
By: Melanie Baird, Member

STATE OF
COUNTY OF

WA
Snohomish } SS:

I certify that I know or have satisfactory evidence that Tina Griggs and Melanie Baird are is the person(s) who appeared before me, and said person(s) acknowledged that they/he/she signed this instrument, on oath stated that they/he/she are/is authorized to execute the instrument and acknowledge it as the Member(s) of the Bedlam Bunkhouse, LLC, to be their/his/hers free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5.31.18



Maria S. Mercado

Notary Public in and for the State of WA
Residing at Everett
My appointment expires: 1.19.2022

EXHIBIT "A"

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

Name: Skagit River Colony
Recorded: March 31, 1964
Auditor's No.: 648520

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. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 23, 1999
Auditor's No.: 199908230212
Regarding: "Waiver and Covenant Not To Sue Skagit County And Adjacent To Natural Resource Land Property Owners"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Arthur Hammond
Recorded: August 23, 1999
Auditor's No.: 199908230213

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

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

Recorded: January 16, 2001
Auditor's No.: 200101160038
Executed By: Arthur C. Hammond

G. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Richard D. Cejka and Penelope B. Cejka, husband and wife
Recorded: April 19, 2013
Auditor's No.: 201304190081

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 2, 1994
Auditor's No.: 9411020082
Regarding: Order for variance
Affects: Parcel B

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 15, 2000
Auditor's No.: 200003150090
Regarding: Order for variance
Affects: Parcel B

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 13, 2014
Auditor's No.: 201402130037
Regarding: Skagit County Right to Farm Disclosure
Affects: Parcel B

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

K. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 19, 2016
Auditor's No.: 201604190032
Regarding: Skagit County Right to Farm Disclosure
Affects: Parcel A

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.