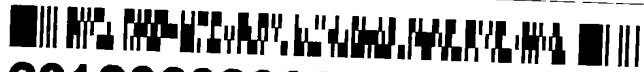


When recorded return to:  
Ryan Gaither and Brittany Gaither  
23066 Sagers Lane  
Mount Vernon, WA 98274



201806080021

06/08/2018 09:44 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034718

CHICAGO TITLE  
620034718

### STATUTORY WARRANTY DEED

THE GRANTOR(S) LISA M. JANICKI and MARY T. MCGOFFIN, Co-Trustees of the JANICKI FAMILY TRUST, Dated May 1, 1988

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ryan Gaither and Brittany Gaither, a married couple

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

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

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

PTN NE SW, NW SW AND GOV LOT 3, 01-33-04 Tax/Map ID(s):

Tax Parcel Number(s): P16163 / 330401-2-001-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2454  
JUN 08 2018

Amount Paid \$ 3565.<sup>00</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 31, 2018

LISA M. JANICKI and MARY T. MCGOFFIN, Co-Trustees of the JANICKI FAMILY TRUST, Dated May 1, 1988

BY: *Lisa M. Janicki*  
Lisa M. Janicki  
Co-Trustee

BY: *Mary T. McGoffin*  
Mary T. McGoffin  
Co-Trustee

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Lisa M. Janicki & Mary T. McGoffin is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co Trustees of Janicki Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/1/18



Name: *Kellia Mayo*  
Notary Public in and for the State of WA  
Residing at: *Sedro Woolley*  
My appointment expires: 6/9/21

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P16163 / 330401-2-001-0001**

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The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 1, Township 33 North, Range 4 East, W.M.

TOGETHER WITH the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 1, Township 33 North, Range 4 East, W.M.

AND ALSO TOGETHER WITH Government Lot 3 in Section 1, Township 33 North, Range 4 East, W.M., EXCEPT those portions thereof platted as "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington and "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, AND EXCEPT that portion of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., lying Southerly of the Southerly line of "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 and lying Southeasterly of the Southeasterly line of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

AND ALSO TOGETHER WITH the East 60.0 feet thereof lying Southerly of Majestic Ridge Road and the plat of Big Lake Waterfront Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**

## Exceptions

1. Skagit County Hearing Examiner State of Washington - Findings of Fact Entry of Order No. SPU 93 013  
Recording Date: August 13, 1993  
Recording No.: 9308130071
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 23, 1993  
Recording No.: 9309230087
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Ingress, egress and utilities  
Recording Date: August 23, 1994  
Recording No.: 9408230051
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Construction and maintenance of water line, lines or related facilities  
Recording Date: August 23, 1994  
Recording No.: 9408230052
5. Order on Preliminary Plat Permit No. PP 96-0295, and the terms and conditions thereof  
Recording Date: July 14, 2004  
Recording No.: 200407140129
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870  
Recording Date: February 16, 2006  
Recording No.: 200602160086
7. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,  
Recording Date: December 21, 1993, May 10, 1999 and September 9, 1999

**EXHIBIT "B"**Exceptions  
(continued)

Recording No.: 9312210005, 9905100219 and 9909090104, respectively

8. Lot of Record Certification and the terms and conditions thereof

Recording Date: July 23, 2012

Recording No.: 201207230060, 201207230061 and 201207230062

Said documents are a re-recording of Auditor's File No. 200602010052 - to change Lot of Record Status

9. Preliminary Plat Time Extension PP96-02095 and the terms and conditions thereof

Recording Date: September 25, 2008

Recording No.: 200809250006

10. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof

Recording Date: March 20, 2013

Recording No.: 201303200036

11. The Land has been classified as Timberland and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 1, 2005

Recording No.: 200504010164

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

12. City, county or local improvement district assessments, if any.