

When recorded return to:
Margaret Harlan
23449 Sherry Lane
Mount Vernon, WA 98274

201806290073
06/29/2018 10:40 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 115991

Statutory Warranty Deed

115991
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James M. Fitzpatrick and Timathi A. Fitzpatrick, Trustees of the James M. Fitzpatrick and Timathi A. Fitzpatrick Trust dated April 21, 2017 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Margaret Harlan, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 4, Big Lake Heights

Tax Parcel Number(s): P109278, 4680-000-004-0000

Lot 4, "BIG LAKE HEIGHTS", as per plat recorded in Volume 16 of Plats, Pages 118, 119 and 120, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 6.27.18

Fitzpatrick Trust

By: James M. Fitzpatrick, Trustee

By: Timathi A. Fitzpatrick, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182840
JUN 29 2018

Amount Paid \$ 4,971.20
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James M. Fitzpatrick and Timathi A. Fitzpatrick is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of The James M. Fitzpatrick and Timathi A. Fitzpatrick Trust dated April 21, 2017, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6.27.18

Elizabeth M. O.

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: 3.20.20



SCHEDULE "B-1"**EXCEPTIONS:****A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No: 9607170042
Purpose: A perpetual right-of-way or easement for sewer mains
Area Affected: Portion of Big Lake Heights

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No: 9607170043
Purpose: A perpetual right-of-way or easement for sewer mains
Area Affected: Portion of Big Lake Heights

C. Agreement regarding Extension Agreement, dated July 31, 1995, recorded under Auditor's File No. 9508140065, between Ralph Schuck and Skagit County Sewer District No. 2.

D. 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:

Plat/Subdivision Name: Big Lake Heights
Recorded: August 6, 1996
Auditor's No: 9608060054

E. TERMS AND CONDITIONS OF LOW FLOW MITGATION SUMMARY:

Dated: September 20, 2000
Recorded: September 20, 2000
Auditor's No.: 200009200006