

When recorded return to:
Stewart Kuehne and Susan Kuehne
4605 224th Ct. NE
Redmond, WA 98053

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184591

OCT 16 2018

Amount Paid \$ 21,810.00

Skagit Co. Treasurer

By **HB** Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035216

CHICAGO TITLE
0200 35216



201810160059

10/16/2018 11:25 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

STATUTORY WARRANTY DEED

THE GRANTOR(S) James M. Paulson and Patricia A. Paulson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Stewart Kuehne and Susan Kuehne, husband and wife

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

Lot 1, Block 1, RENSINK-WHIPPLE SALMON BEACH TRACTS, according to the plat thereof
recorded in Volume 5 of Plats, page 55, records of Skagit County, Washington;

TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington,
situated in front of adjacent to, and abutting upon said premises.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68457 / 3983-001-001-0002, P20519 / 340219-0-034-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 8, 2018

James M. Paulson
James M. PaulsonPatricia A. Paulson
Patricia A. PaulsonState of WASHINGTON
County of SKAGOT

I certify that I know or have satisfactory evidence that

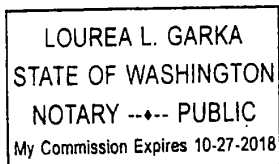
James M. Paulson Patricia A. Paulson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: October 11, 2018Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
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 including the terms, covenants and provisions thereof

Recording No.: 405108

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent Lot Owners
Purpose: Water line
Recording Date: August 29, 1949
Recording No.: 435175

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: E.J. Rensink, etux and N.D. Whippl, etux
Purpose: Road and power line
Recording Date: August 29, 1949
Recording No.: 435175

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. Maintenance Agreement

Recording Date: January 28, 2004
Recording No.: 200401280121

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: James M. Paulson
Purpose: Retaining Wall and Parking
Recording Date: August 19, 2004

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200408190051

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: George Terek and Margarita D Rodionove-Terek, husband and wife
Purpose: Building placement
Recording Date: August 19, 2004
Recording No.: 200408190052

8. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: August 24, 2004
Recording No.: 200408240072

9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 1, 2008
Recording No.: 200807010062
Matters shown: building eave, wood shed, storage shed, concrete wall, sauna wall and eco-block wall

10. Order on Variance permit SL09-0147 including the terms, covenants and provisions thereof

Recording Date: December 10, 2009
Recording No.: 200912100003

11. Skagit County Shoreline Variance Permit No. PL09-0147 including the terms, covenants and provisions thereof

Recording Date: December 28, 2009
Recording No.: 200912280225

12. title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof

Recording Date: December 30, 2013
Recording No.: 201312300044

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