

When recorded return to:  
Christopher L. Fisher and Christine Paula Fisher  
615 Stoneman Court  
Benicia, CA 94510

Recorded at the request of:  
Guardian Northwest Title  
File Number: A116832



201811280023

11/28/2018 10:39 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Statutory Warranty Deed

A116832  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Brien Stafford and Cynthia S. Stafford, Trustees of the Stafford Living Trust established under Trust Agreement dated June 28, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher L. Fisher and Christine Paula Fisher, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P109156, 340216-4-001-0000

Lot 1 of Skagit County Short Plat No. 91-54, approved July 18, 1994 as Auditor's File No. 9407290097, records of Skagit County, Washington; being a portion of Government Lot 2 of Section 16, Township 34 North, Range 2 East, W.M..

Situate in the County of Skagit, State of 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 described in Exhibit "A" attached hereto

Dated 11-26-2018

Stafford Living Trust

By: Brien Stafford, Trustee

By: Cynthia S. Stafford, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 5176  
NOV 28 2018

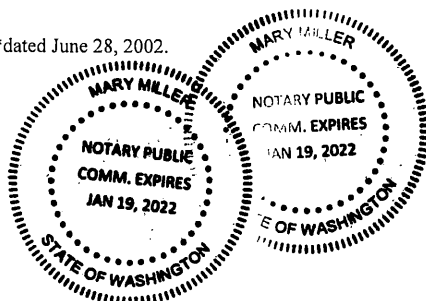
Amount Paid \$ 1429.00  
By: Skagit Co. Treasurer  
mam Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Brien Stafford and Cynthia S. Stafford signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Trustees of Stafford Living Trust established under Trust Agreement\* to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 11/26/2018

\*dated June 28, 2002.



Mary Miller  
Notary Public in and for the State of Washington  
Residing at Stanwood  
My appointment expires: 01/19/2022

## Exhibit A

### EXCEPTIONS:

A. 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.)

B. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

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

Name:	Short Plat No. 72-80
Recorded:	September 6, 1980
Auditor's No.:	8009060027

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

Name:	Short Plat No. 91-54
Recorded:	July 29, 1994
Auditor's No.:	9407290097

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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

Executed By: Emil Williams, et al  
Recorded: October 23, 1961  
Auditor's No.: 613612  
Regarding: Mineral Reservations, roads, utilities, etc.

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

Executed By: Emma Margaret Williams, et al  
Recorded: October 23, 1961  
Auditor's No.: 613612-A  
Regarding: Mineral Reservations, roads, utilities, etc.

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: William H. Finkbeiner, Trustee  
Recorded: November 3, 1980  
Auditor's No.: 8011030038  
For: utilities  
Affects: East 40 feet

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

Recorded: April 16, 1991  
Auditor's No.: 9104160039  
Regarding: Variance approval and beach usage

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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light  
Recorded: July 23, 1991  
Auditor's No.: 9107230060  
Purpose: Underground electric system  
Area Affected: As described therein

## J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Swinomish Indian Tribal Authority  
And: William A. Finkbeiner, et al  
Recorded: February 26, 1993  
Auditor's No.: 9302260046  
Regarding: Water system, easements therefor and related matters

## SAID AGREEMENT WAS AMENDED BY DOCUMENTS:

Recorded: February 22, 2000 and May 24, 2001  
Auditor's No.: 200002220082 and 200105240089

## K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stafford Living Trust  
Recorded: January 25, 2006  
Auditor's No. 200601250087  
Purpose: beneficial Internet Access Line  
Area Affected: Adjoining property

## L. LICENSE INCLUDING THE TERMS AND PROVISIONS THEREOF:

In favor of: Galen Tyler, et ux  
Recorded: January 25, 2006  
Auditor's No.: 200601250088  
Regarding: Path and stairs for Beach Access

## M. LICENSE INCLUDING THE TERMS AND PROVISION THEREOF:

In favor of: William Farrell, et ux  
Recorded: January 25, 2006  
Auditor's No.: 200601250089  
Regarding: Path and stairs for Beach Access

N. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.  
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE  
COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 30, 2018  
Auditor's No.: 201804300147

## O. Said lands lie within the Swinomish Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

## P. Any loss or damage, costs, attorneys' fees, or expenses, or unmarketability of title due to driveway encroachment and septic drainfield encroachment benefitting Lot 2 of Skagit County Short Plat No. 91-54, as disclosed by application for title insurance.

