

When recorded return to:
Judy Foster and John Pickett
300 S 1st Street Ste 208
Mount Vernon, WA 98273



201905150065

05/15/2019 01:38 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038039

CHICAGO TITLE
020038039

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marion W. Roozen, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Judy Foster and John Pickett, wife and husband

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.)

Unit(S): Ptn Gov't Lt 4 in 36-34-4

Tax Parcel Number(s): P29932 / 340436-0-057-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191809
MAY 15 2019

Amount Paid \$ 14,245.⁰⁰
Skagit Co. Treasurer
By *h am* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 13, 2019

Marion W. Roozen
Marion W. Roozen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Marion W. Roozen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 14, 2019

Kathryn A Freeman
Name: Kathryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29932 / 340436-0-057-0006

THAT PORTION OF GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EASTERLY LINE OF THE COUNTY ROAD KNOWN AS BIG LAKE BOULEVARD INTERSECTS WITH THE NORTHWESTERLY LINE OF TRACT 3, BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF THE COUNTY ROAD 40 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GAIL W. CROSS AND HARRIET F. CROSS, HUSBAND AND WIFE, BY INSTRUMENT DATED AUGUST 4, 1955, AND RECORDED AUGUST 26, 1955, UNDER RECORDING NO. 523143, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF THE COUNTY ROAD 90 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT CONVEYED TO ARGUS BLACKBURN AND MARY C. BLACKBURN, HUSBAND AND WIFE, BY INSTRUMENT DATED APRIL 30, 1959, AND RECORDED JULY 2, 1959, UNDER RECORDING NO. 582663, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID BLACKBURN TRACT TO THE NORTHEASTERLY CORNER OF THE SOUTHEASTERLY 100 FEET OF THE PORTION OF GOVERNMENT LOT 4, LYING NORTHWESTERLY OF TRACT 3, BIG LAKE WATERFRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 4, TO THE SOUTHEAST CORNER OF THE NORTHWESTERLY 60 FEET OF THE SOUTHEASTERLY 100 FEET OF THAT PORTION OF GOVERNMENT LOT 4, LYING NORTHWESTERLY OF SAID TRACT 3, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE SAID CROSS TRACT;
THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID CROSS TRACT TO THE TRUE POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH 20 FEET OF SAID GOVERNMENT LOT 4.

EXHIBIT "B"
Exceptions

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

Granted to:	Skagit County Sewer District No. 2
Purpose:	Sanitary sewers
Recording Date:	June 28, 1978
Recording No.:	895487
Affects:	Portion of premises
2. 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.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9811120145
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200810100123
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.