



201906100047

06/10/2019 10:36 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Ivan Lim  
17452 Pull And Be Damned Road  
La Conner, WA 98257

**STATUTORY WARRANTY DEED** 19-2165  
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR(S) Dan R. Byrd and Debra K. Byrd, husband and wife, 17452 Pull And Be Damned Road, La Conner, WA 98257,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ivan Lim, a single man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Lot 8, Replat of Lots 1, 2, 3 and 4, Block 5, Wagner's Hope Island Addn.

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 "B" attached hereto

Tax Parcel Number(s): P77685 & 4183-000-008-0003

Dated: 6/6/2019

[Signature]

Dan R. Byrd

[Signature]

Debra K. Byrd

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2222  
JUN 10 2019

Amount Paid \$ 9,955.20  
Skagit Co. Treasurer  
By [Signature] Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2165-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

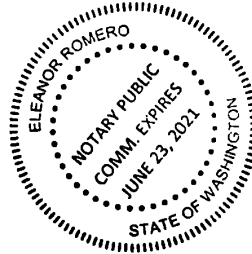
I certify that I know or have satisfactory evidence that Dan R. Byrd and Debra K. Byrd is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6 day of June, 2019

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 17452 Pull And Be Damned Road, La Conner, WA 98257  
Tax Parcel Number(s): P77685 & 4183-000-008-0003

Property Description:

Lot 8, "REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 5, WAGNER'S HOPE ISLAND ADDITION", as per plat recorded in Volume 10 of Plats, page 7, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2165-KH

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**EXHIBIT B**

19-2165-KH

1. 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 named Replat of Lots 1, 2, 3 and 4, Block 5, Wagner's Hope Island Addition recorded September 8, 1971 as Auditor's File No. 757795.

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".

2. Reservations contained in Deed from San Sam (Sughadium) and Amelia Sam, his wife, of Swinomish Indian Reservations, non-competent Swinomish Indians, recorded January 13, 1931, in Volume 156 of Deeds, page 411, under Auditor's File No. 240219, records of Skagit County, Washington, substantially as follows:

There is also reserved a right-of-way for canals and ditches constructed under authority of the United States.

3. Said lands lie within the Swinomish Indian Reservation and may be subject to governmental regulation by the Swinomish Tribe of Indians.

4. Easement, affecting a portion of subject property for the purpose of ...constructing, maintaining, repairing, altering or reconstructing a septic tank effluent pump sanitary sewer collection system, including a force main and control panel necessary to operate and control the system... including terms and provisions thereof granted to Swinomish Utility Authority recorded December 16, 2004 as Auditor's File No. 200412160145