

When recorded return to:
Dale Davis
35290 Shangri-La Drive
Sedro Woolley, WA 98284



201907020068

07/02/2019 02:12 PM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038569

CHICAGO TITLE
U20038569

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne Brusseau, 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 Dale Davis, an unmarried person

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

Lot 58, SHANGRI-LA ON THE SKAGIT, according to the plat thereof, recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

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

Tax Parcel Number(s): P69052

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192732

JUL 02 2019

Amount Paid \$ 361.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

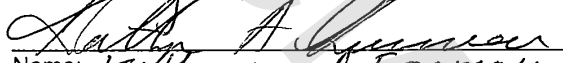
Dated: June 18, 2019


Wayne Brusseau

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Wayne Brusseau 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: July 1, 2019


Name: Katheryn 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
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 FACE OF SAID PLAT SHANGRI-LA ON THE SKAGIT:

Recording No: 715628

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 8, 1968
 Auditor's No(s): 715582, records of Skagit County, Washington
 In favor of: State of Washington, Department of Game
 For: Walking easement
 Affects: 5 foot strip adjacent to river

3. Terms and provisions contained in letter;

Recorded: July 27, 1977
 Auditor's No.: 861483, records of Skagit County, Washington
 Regarding: Building permits in said plat

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 18, 1968
 Recording No.: 716023

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 30, 1968
 Recording No.: 717620

5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 23, 1976
 Auditor's No(s): 843140, records of Skagit County, Washington
 Executed By: Sooner Land Development Company

EXHIBIT "A"Exceptions
(continued)

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Shangri-La Community Club, Inc.
Recording Date: July 18, 1968
Recording No.: 716023
7. Terms, conditions, and restrictions of that instrument entitled Resolution No. 8915, establishing a Sub-Flood Control Zone known as the Shangri-La Sub-Flood Control Zone;
Recorded: January 12, 1999
Auditor's No(s): 9901120001, records of Skagit County, Washington
8. Any question that may arise due to shifting or change in the course, boundaries or high water line of Skagit river or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Skagit river.
9. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
11. City, county or local improvement district assessments, if any.