

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4238  
Sep 30 2019  
Amount Paid \$806.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040042

**CHICAGO TITLE**  
*620040042*  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wayne Brusseau, an unmarried man

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 59, "SHANGRI-LA ON THE SKAGIT, " AS PER PLAT 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): P69053

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 26, 2019

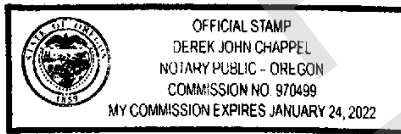
*Wayne Brusseau*  
Wayne Brusseau

State of ~~WASHINGTON~~ <sup>OR</sup>  
County of ~~SKAGIT~~ <sup>Deschutes</sup>

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: 9/27/2019

*Derek John Chappel*  
Name: Derek John Chappel  
Notary Public in and for the State of OR  
Residing at: Deschutes  
My appointment expires: 1/24/22



**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. 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.

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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