

When recorded return to:

Mitch J. Roberts and Jackie L. Roberts
23603 Glenn Allen Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-973

Mar 17 2020

Amount Paid \$13256.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500096922

INSURED BY
CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank R. Clow and Debra A. Clow, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mitch J. Roberts and Jackie Roberts, husband and wife

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.)

PTN. LT 52, BIG LAKE WATER FRONT TRACTS

Tax Parcel Number(s): P62038 / 3862-000-052-0107

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 6, 2020

Frank R. Clow
Frank R. Clow
Debra A. Clow
Debra A. Clow

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Frank R. Clow and Debra A. Clow
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 13, 2020

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

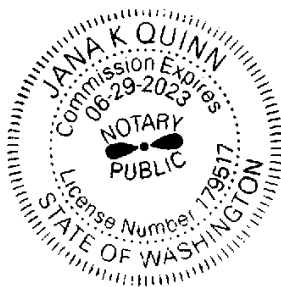


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62038 / 3862-000-052-0107

That portion of Lot 52, Big Lake Water Front Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

BEGINNING at the intersection of the Southeasterly line of Lot 54 of said Big Lake Water Front Tracts, Skagit County, Washington, produced Southwesterly and the Northwesterly line of the County road known as H. C. Peters Road;

Thence North 26°22' East along the Southeasterly line of said Lot 54, a distance of 219.22 feet;

Thence North 63°38' West, a distance of 225.24 feet to the true point of beginning;

Thence North 63°38' West, a distance of 50 feet;

Thence North 26°22' East a distance of 160 feet, more or less, to the shore of Big Lake;

Thence Southeasterly along the shore of Big Lake to a point that bears North 26°22' East from the true point of beginning;

Thence South 26°22' West a distance of 175 feet, more or less, to the true point of beginning.

TOGETHER WITH a 30 foot right of way for ingress, egress and utilities and community access as recorded under Auditor's File No. 653573.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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 Big Lake Water Front Tracts in Volume 4 of Plats, Page 12.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjoining property owners, their heirs and/or assigns
Purpose: ingress, egress, utilities and community access
Recording Date: July 23, 1964
Recording No.: 653573
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric line
Recording Date: July 18, 1966
Recording No.: 686522
Recording No.: 686523
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District #2
Purpose: Sanitary sewers
Recording Date: October 28, 1978
Recording No.: 895618
Affects: Portion of said premises
5. Agreement to supply water and the terms and conditions thereof:

Recording Date: April 18, 1975
Recording No.: 816227
Affects: Portion of said premises
6. 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

EXHIBIT "B"**Exceptions
(continued)**

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.

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."