

When recorded return to:

Janet B Smiley and E Thomas Smiley
411 Pine Street
Fort Mill, SC 29715

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2174

Jun 17 2020

Amount Paid \$10319.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020042588

Escrow No.: 620042588

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan Kay Herman and Michael John Beelner , wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Janet B Smiley and E Thomas Smiley, a married couple

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.)

Lot 1, SHORT PLAT NO. 67-73; being ptn. Gov't Lot 1 in 25-36-1

Tax Parcel Number(s): P46529/360125-0-018-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 10, 2020

Susan Kay Herman
Susan Kay Herman

Michael John Beelner
Michael John Beelner

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Susan Kay Herman & Michael John Beelner
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10-16-2020

Teresa D Varnes
Name: Teresa D Varnes
Notary Public in and for the State of WA
Residing at: 151 Mill Co
My appointment expires: 5/29/23



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P46529/360125-0-018-0008

Lot 1, Short Plat No. 67-73, approved June 15 1978, recorded June 16, 1978, in Volume 2 of Short Plats, page 232, records of Skagit County, Washington;

being a portion of Government Lot 1, Section 25, Township 36 North, Range 1 East, W.M.

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 the Short Plat 67-73:

Recording No: 881618

2. 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 3, 1991
Recording No.: 9107030028

3. 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: June 8, 2006
Recording No.: 200606080094

4. Reservations contained in the deed:

Grantor: William Payne
Recording Date: January 13, 1917
Recording No.: 116990

As follows:

Excepting and reserving therefrom a right of way, for road purposes, one rod wide over and across Government Lot 1, in Section 25, Township 36 North, Range 1 East of the Willamette Meridian, to the beach.

5. Reservations contained in the deed:

Recording Date: July 16, 1964

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 653267

And various other instruments of record, as follows:

This property carries with it beach rights to all the each belonging to Government Lot 1, including right of access to beach through property now owned by the grantors

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

Granted to: Skagit County
Purpose: Public and private utilities
Recording Date: June 15, 1974
Recording No.: 801837
Affects: Portion of said premises

7. 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.
8. City, county or local improvement district assessments, if any.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.