

When recorded return to:

Cheri Marie Morris-Lundholm, Jelita Morris, and Webster Stumpf
8783 Cedar Court
Sedro-Woolley, WA 98284

GNW 20-6048

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fevruša Sharipoff, Trustee of Sharipoff Family Trust dated March 30, 2001, P.O. Box 962, Mulino, OR 97042,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cheri Marie Morris-Lundholm, a married woman, as her separate estate and Jelita Morris and Webster Stumpf, a married couple

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 27, Shangri-La on the Skagit

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): P69019

Dated: 7-30-2020

Sharipoff Family Trust dated March 30, 2001

By: Fevruša Sharipoff, Trustee
Fevruša Sharipoff, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2890

Jul 31 2020

Amount Paid \$5397.00

Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6048-MM

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 8783 Cedar Court, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P69019

Property Description:

Lot 27, "SHANGRI-LA ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington.

EXHIBIT B

20-6048-MM

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Shangri-La on the Skagit

Recorded: July 9, 1969

Auditor's No: 715628

Statutory Warranty Deed
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11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: July 15, 1968

Recorded: July 18, 1968

Auditor's No.: 716023

Executed By: Claude B. Wilson, et ux, and Sooner Land Development Co.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 29, 1968

Recorded: August 30, 1968

Auditor's No.: 717620

Executed By: Claude B. Wilson, et ux, Reginald Hoskin, et ux, and Sooner Land Development Co.

12. Regulations and By-Laws of Shangri-La Community Club as now or hereafter established and adopted to which the property herein described is made subject by provision in various deeds through which title is claimed from Sooner Land Development, a Washington corporation, which may be notice of a general plan.

13. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

14. Any question that may arise due to shifting and changing in course of the Skagit River.

15. TERMS AND CONDITIONS OF SKAGIT COUNTY, BOARD OF COUNTY COMMISSIONERS, RESOLUTION NO. 8915:

Dated: June 16, 1981

Recorded: January 12, 1999

Auditor's File No.: 9901120001

Regarding: Sub-Flood Control Zone

16. Any tax, fee, assessments or charges as may be levied by Shangri-La Community Association.

STATE OF WASHINGTON ^{YPL} Oregon
COUNTY OF SKAGIT ^{YPL} Marion

I certify that I know or have satisfactory evidence that Fevrusa Sharipoff, Trustee of Sharipoff Family Trust dated March 30, 2001 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: 30 day of July, 2020

Keith Paul Fritz
Signature

Notary Public State of Oregon
Title

My appointment expires: Sept 13, 2021

