

When recorded return to:
William Roysse and Emmalee Roysse
7624 72nd Dr NE
Marysville, WA 98270

CHICAGO TITLE COMPANY
620046035

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer Rae Day and Michael Joseph Day, Jr., 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 William Roysse and Emmalee Roysse, husband and wife

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

LOT 28, HEART O' THE SKAGIT RIVER TRACTS, AS RECORDED IN VOLUME 9 OF PLATS,
PAGES
1, 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH AN UNDIVIDED 1/36THS INTEREST IN LOT 33 OF SAID PLAT.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO THOSE EXCEPTIONS AS SHOWN ON EXHIBIT" A" ATTACHED HERETO AND
MADE A PART HEREOF

Tax Parcel Number(s): P65649/3923-000-028-0006

7, 2021

Dated: January 6, 2021 *jmc*

Jennifer Rae Day 01/07/2021

Jennifer Rae Day

Michael Joseph Day, Jr 01/07/2021

Michael Joseph Day, Jr.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-102
Jan 08 2021
Amount Paid \$1525.00
Skagit County Treasurer
By Bridget Ibarra Deputy

jmc
State of ~~WASHINGTON~~ Arizona
County of Maricopa

I certify that I know or have satisfactory evidence that Jennifer Rae Day and Michael Joseph Day, Jr.
are the persons who appeared before me, and said persons acknowledged that they signed this
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated: 01/07/2021 _____

Julie M. Calhoun

Name: Julie M. Calhoun

Notary Public in and for the State of Arizona

Residing at: 11249 N 161 Ave, Surprise, AZ 85379

My appointment expires March 21, 2022 _____



Completed via Remote Online Notarization using 2-way Audio/Video technology.

**EXHIBIT "B"
EXCEPTIONS**

Order No.: 200042415

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 Plat of Heart O' The Skagit River Tracts:
Recording No: 673293
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: August 15, 1966
Recording No.: 686890
3. Lot 33 designated as Community Recreation Area for Heart O' the Skagit Plat owners only and the terms and conditions thereof:
Recording Date: June 26, 1989
Recording No.: 8906260007
4. 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.
5. 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.
6. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
7. Any lien or liens arising from the remaining fractional interest in Lot 33, whether arising through the payment of taxes or otherwise.