

AFTER RECORDING MAIL TO:  
DARYL ALAN HAMMERSCHMIDT  
17343 LAKE VIEW BLVD.  
MOUNT VERNON, WA 98274



199908030048  
Kathy Hill, Skagit County Auditor  
8/3/1999 Page 1 of 3 11:20:31AM

Filed for Record at Request of  
Norwest Escrow Company  
Escrow Number: M990281

### Statutory Warranty Deed

Grantor(s): THOMAS E. HAMER, CHRISTINE HAMER  
Grantee(s): DARYL ALAN HAMMERSCHMIDT  
Abbreviated Legal: TR 38, & PTN TR 39 "CHEASTY'S BIG LAKE TRACTS", records of  
SKAGIT County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 3882-000-039-0101 (R64433)

FIRST AMERICAN TITLE CO.  
B59660-1

THE GRANTOR THOMAS E. HAMER and CHRISTINE HAMER, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to DARYL ALAN HAMMERSCHMIDT, a single person  
the following described real estate, situated in the County of SKAGIT, State of Washington:  
SCHEDULE "C" ATTACHED HERETO AND MADE A PART THEREOF  
SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

Dated this 29th day of July, 1999

By Thomas E. Hamer  
THOMAS E. HAMER

By AUG 03 1999

By Christine Hamer  
CHRISTINE HAMER

By [Signature]  
Amount Paid \$ 2493.90  
Skagit County Treasurer  
Deputy

STATE OF WASHINGTON }  
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that THOMAS E. HAMER & Christine Hamer

is the person S who appeared before me, and said person S acknowledged that they  
signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: July 29TH, 1999



[Signature]  
Notary Public in and for the State of WASHINGTON  
Residing at Burlington  
My appointment expires 12-31-99

Order No. B59660

SCHEDULE "B-1"

EXCEPTIONS:

- A. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 174578, records of Skagit County, Washington. (Affects Parcel "B")
- B. Declaration of Private Dock, Boat & Picnic Facility recorded March 16, 1984 under Auditor's File No. 8403160032, records of Skagit County, Washington, a copy of which is hereto attached.

Said document was amended by agreement recorded May 16, 1991 under Auditor's File No. 9105160041.

- C. Reservations contained in deed from the State of Washington recorded in Volume 133 of Deeds, page 11, reserving to the grantor all oil, gases, coal, ores, mineral, fossils, etc., and the right of entry for opening, developing and working the same until provision has been made for full payment of all damages sustained by reason of such entry. (Affects shorelands)

- D. Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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 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.) (Affects Parcel "B")

- E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For:	Right to construct and maintain a drain
In Favor Of:	Skagit County
Recorded:	May 31, 1945
Auditor's No.:	380704
Affects:	The Southeasterly 6 feet of Tract 53

- F. SIDE SEWER EASEMENT AND PROVISIONS CONTAINED THEREIN:

Location:	Along the line as constructed
Width:	6 feet
Recorded:	February 18, 1983
Auditor's No.:	8302180022
(Affects Parcel "A")	

CH  
T.H.

- G. Any adverse claim by reason of the question of location, boundary, or area of said land which may be dependent upon the location of the line of ordinary high water of Big Lake.



199908030048

Kathy Hill, Skagit County Auditor

8/3/1999 Page 2 of 3 11:20:31AM

Order No. B59660

SCHEDULE "C"

The land referred to herein is situated in the County of SKAGIT, State of Washington, and is described as follows:

Parcel A

All of Tract 38 and that portion of Tract 39 of "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 4 of Plats, Page 49, records of Skagit County, Washington, as follows:

Beginning at the Southeasterly corner of Tract 38 of said plat; thence Southeasterly along Lake Drive, a distance of 5 feet; thence Northerly in a straight line to a point on the Southeasterly line of Tract 38, that is 10 feet Northerly of the point of beginning, as measured along the common boundary line between Tracts 38 and 39 of said plat; thence South 43 degrees 15'26" East, a distance of 10 feet to the point of beginning.

Parcel B

An undivided 1/9 interest in and to the following:

That portion of Tract 53, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 4 of Plats, Page 49, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Northeasterly corner of said Tract 53; thence South 66 degrees 21'46" West along the Northerly line of said Tract, a distance of 117.79 feet to the true point of beginning of this line; thence Easterly to a point on the Easterly line of said Tract 53, that is 25.30 feet South of the Northeasterly corner of said Tract, as measured along the East line thereof and the terminus of said line.



199908030048

Kathy Hill, Skagit County Auditor

8/3/1999 Page 3 of 3 11:20:31AM