

WHEN RECORDED MAIL TO
Michael John Brantner
17910 North Road
Bothell, WA 98012

Escrow No. 990474
FILED FOR RECORD AT REQUEST OF
FIRST AMERICAN TITLE COMPANY
59866



199908180121
Kathy Hill, Skagit County Auditor
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Abbreviated Legal Description:

Full Legal Description located on page

FIRST AMERICAN TITLE CO.

LPB-10

STATUTORY WARRANTY DEED

THE GRANTOR James Gary Caggiano and Phyllis Jean Caggiano, husband and wife

for and in consideration of
the sum of \$10.00 and other good and valuable consideration

in hand paid, conveys and warrants to Michael John Brantner, an unmarried person
the following described real estate, situated in the County of Skagit,
State of Washington:

Lot 7, Block 4, "HOLIDAY HIDEAWAY NO. 1", ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 8 OF PLATS, PAGES 36 THROUGH 42, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 3926-004-007-0000(R65907)

THE EXCEPTIONS AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF BY THIS REFERENCE.

Dated: August 4, 1999

James Gary Caggiano
James Gary Caggiano
Phyllis Jean Caggiano
Phyllis Jean Caggiano
AUG 18 1999
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
31021

State of Arizona)
County of Maricopa) ss By
Amount Paid \$ 229.50
Skagit County Treasurer
Deputy

I hereby certify that I know or have satisfactory evidence that James Gary Caggiano and Phyllis Jean Caggiano are the person(s) who appeared before me, and said person(s) 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: August 5, 1999

Kaye A. Densley
Notary Public in and for the State of Arizona

residing at Phoenix

My appointment expires 12-22-2001

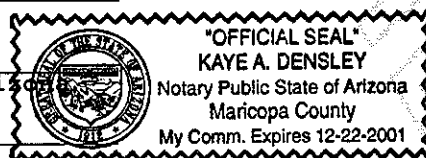


Exhibit "A"

The right granted in the "PLAT OF HOLIDAY HIDEAWAY NO. 1" to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all streets thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.

Restrictions set forth in the "PLAT OF HOLIDAY HIDEAWAY NO. 1", but omitting restrictions, if any, based upon race, color, religion or national origin,

With respect to matters relating to water services, we note DECLARATION OF SERVICE, executed by Guemes Island Water Company, Inc., recorded under Auditor's File No. 8902230048, which indicates service having been provided to the following lots:

1. Tract All
2. Lots 27-54, Block 1
3. All lots within Block 2;; EXCEPT Lots 89-98, inclusive
4. All lots within Block 3
5. All lots within Block 4;; EXCEPT Lots 1-8, inclusive
6. All lots within Block 5
7. All lots within Block 6;; EXCEPT Lots 11-38, inclusive
Lots 47-49, inclusive, and Lots 78 and 79
8. All lots within Block 7
9. All lots within Block 8;; EXCEPT Lots 8 and 9

Also, included on said Declaration is the following note:

"Whereas, the present and future owners are hereby reminded of the following restriction on the face of said filed plat:

7. Each lot shall be entitled to one hook up to the private water system upon its installation. The cost of the hook up, materials, labor, and meter to be paid for by the owner of the lot."

Said Declaration was modified by MODIFICATION OF DECLARATION OF SERVICE, dated January 22, 1990 and recorded January 23, 1990 under Auditor's File No. 9001230041 (SEE COPY ATTACHED), which added the following tracts to the list of lots within said Declaration as being able to obtain service in said plat:

Tracts B, C and D

SAID MODIFICATION WAS RE-RECORDED MARCH 2, 1990, UNDER AUDITOR'S FILE NO. 9003020121 TO ADD TRACT E TO SAID DECLARATION.



Exhibit "A"

Matters relating to Holiday Hideaway Country Club, recorded March 29, 1982 under Auditor's File Nos. 8203290018 and 8203290019.

AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: A. A. Cook, Inc.
And: Square Harbor Development Corp.
Dated: DECEMBER 31, 1975
Recorded: SEPTEMBER 18, 1979
Auditor's No.: 7909180052
Regarding: Supply of water to certain lots

DECLARATION OF EASEMENT FOR PRIVATE ROADWAY:

Recorded: APRIL 10, 1969
Auditor's No.: 725226
Purpose: Ingress, egress, drainage and utilities
Affects:

Commencing at the most Easterly corner of the subject property;;
thence South 26 degrees 42' 09" West along the Southeasterly
line of said tract 195.35 feet to the centerline of Cypress Way
and the point of beginning;; thence continuing South 26 degrees
42' 09" West along said Southeasterly line 26.23 feet;; thence
South 70 degrees 24' 58" West 144.57 feet to the beginning of a
curve to the left with a radius of 20.00 feet;; thence
Southwesterly and Southerly along said curve through a central
angle of 90 degrees 00' 00" an arc distance of 15.71 feet to a
point of tangency;; thence South 19 degrees 35' 02" East 25.36
feet to intersect the arc of a curve to a point from which the
center lies South 10 degrees 24' 58" West and 40.00 feet distant;;
thence Southeasterly, Southwesterly, Northwesterly and
Northeasterly along said curve to the right through a central
angle of 300 degrees 00' 00" an arc distance of 209.44 feet;;
thence North 19 degrees 35' 02" West 55.36 feet to the beginning
of a curve to the right with a radius of 30.00 feet;; thence
Northeasterly along said curve through a central angle of 90
degrees 00' 00" an arc distance of 47.12 feet to a point of
tangency;; thence North 70 degrees 24' 58" East 193.65 feet to
intersect the centerline of said Cypress Way at a point on a
curve from which the center lies North 72 degrees 48' 04" East and
300.00 feet distant;; thence Southerly along said centerline and
along said curve through a central angle of 4 degrees 10' 41" an
arc distance of 21.88 feet to the point of beginning.

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Exhibit "A"

PROVISIONS CONTAINED IN CONTRACTS THROUGH WHICH TITLE IS CLAIMED,
AS FOLLOWS:

" ... Buyer agrees to pay, in addition to any other sums or charges herein provided, to the nonprofit GUEMES ISLAND BEACH CLUB, according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities.

Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or company. In the event that such lines are not so installed within three years from the date hereof, or sooner, at Seller's option, Seller shall install such distribution lines and water system for the use of Buyer, and Buyer agrees to use said lines when they have been installed. Buyer agrees to pay, upon completion, a hook up charge to the said distribution lines and a periodic use charge. In such case Buyer and Seller agree that Seller may, at its discretion, continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Seller's option, to open the view of adjacent lots...."

Holiday Hideaway Country Club is the
apparent successor to Guemes Island Beach Club.


RESERVATION CONTAINED IN INSTRUMENTS:

Executed By:	Square Harbor Development Corporation
Recorded:	FEBRUARY 15, 1968 and JANUARY 15, 1969
Auditor's Nos.:	710270 and 722327
As Follows:	Subject to reservation by seller, its successors and/or assigns, to use said tracts for recreational purposes.

EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:	Undisclosed
Affects:	Southwesterly 10 feet of the subject property

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