


AFTER RECORDING MAIL TO:
Charles C. Saunders
15234 Gibraltar Road
Anacortes, WA 98221


199910180092
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-91414-E

Statutory Warranty Deed

Grantor(s): Ray L. Kuntz
Grantee(s): Charles C. Saunders, Lorraine J. Saunders
Abbreviated Legal: Lot 6, "KINCAID ADDITION, FIDALGO CITY"
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P73379-4104-000-006-0001

LAND TITLE COMPANY OF SKAGIT COUNTY

THE GRANTOR RAY L. KUNTZ, as his separate property
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to CHARLES C. SAUNDERS and LORRAINE J. SAUNDERS,
husband and wife
the following described real estate, situated in the County of SKAGIT, State of Washington:

See Attached Exhibit A

31994
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

See Attached Exhibit B

OCT 18 1999

Dated this ^{14th}~~12th~~ day of October, 1999

Amount Paid \$ 1545.30
Skagit County Treasurer
By: JW Deputy

By Ray L. Kuntz By _____
Ray L. Kuntz

By _____ By _____

STATE OF Washington }
County of Okanogan } SS:

I certify that I know or have satisfactory evidence that Ray L. Kuntz
is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: 10-14-99

Jerry E. Mills



Notary Public in and for the State of Washington
Residing at TORASKET
My appointment expires: 11-10-00

Exhibit "A"

Tract 6, "KINCAID ADDITION, FIDALGO CITY", as per plat recorded in Volume 7 of Plats, page 21, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for beach rights and ingress and egress thereto as granted and conveyed by Warren Kincaid, et ux, by instrument dated October 21, 1955 and recorded October 25, 1955, under Auditor's File No. 526227 in Volume 274 of Deeds, page 285, EXCEPTING that portion thereof, if any, of the West 27 feet of Lots 14 to 22, inclusive, described in said easement that may lie beyond the line of ordinary high tide, or the meander line, whichever is furthest out, AND ALSO EXCEPT any portion on the East 48 feet of vacated Washington Street described in said easement which may lie beyond the line of mean low tide.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Protective Covenants and/or easements dated February 16, 1961, recorded February 28, 1961 under Auditor's File No. 604658; Covenants contained in Contract dated August 16, 1963 and recorded August 22, 1963, under Auditor's File No. 639918; Restriction contained in the instrument conveying the easement portion set forth in the caption providing that the beach shall be used for pleasure purposes and to locate and moor boats and shall not be used for commercial purposes.



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