

AFTER RECORDING MAIL TO:

Name TIM J. IGIELSKI

Address 4667 GUEMES ISLAND RD.

City, State, Zip ANACORTES, WA 98221

200210300114
Skagit County Auditor
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ISLAND TITLE CO.

C2474

Statutory Warranty Deed

THE GRANTOR JILL ANN ARNOW, A Single person for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to TIM J. IGIELSKI and DEBORAH J. IGIELSKI, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

5100
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 30 2002

Amount Paid \$ 4575.47
Skagit Co. Treasurer:
By *tr* Deputy

PTN. GL 1, SEC. 25, T36N, R1EWM

Assessor's Property Tax Parcel Account Number(s): 360125-0-014-0002

Dated this 22ND day of October, 2002.

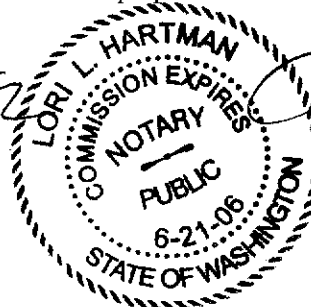
Jill Ann Arnow
JILL ANN ARNOW

STATE OF WASHINGTON
COUNTY OF KING

} ss

I certify that I know or have satisfactory evidence that JILL ANN ARNOW is the person who appeared before me, and said person acknowledged that SHE signed this instrument and acknowledged it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/23/02



[Signature]
Notary Public in and for the State of Washington
Residing at *Seattle*
My appointment expires: *6/21/06*

EXHIBIT "A"

That portion of Government Lot 1, Section 25, Township 36 North, Range 1 East of the Willamette Meridian, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Government Lot 1;
thence East along the South line of said Lot 1, for 552.48 feet to the East line of the 40 foot County Road;
thence North 39°10' West along the Easterly line of said Road 175.71 feet;
thence North 49°15'30" West along said road 259.29 feet to the true point of beginning for this description;
thence North 49°15'30" West along said road 50.95 feet;
thence North 36°01'30" West along said road 149.05 feet;
thence North 40°44'30" East 228 feet, to the ordinary high water line of Bellingham Bay;
thence Southeasterly along said ordinary high water line 200 feet, to a point which bears North 40°44'30" East from the true point of beginning;
thence South 40°44'30" West 212 feet to the point of beginning.

- Situated in Skagit County, Washington.

REFERENCE SHOULD BE MADE TO THE ABOVE AND/OR BELOW MENTIONED AUDITOR'S
FILE NOS. FOR FURTHER PARTICULARS



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EXHIBIT "B"

SUBJECT TO: Any Rights, Reservations, Covenants, Conditions and Restrictions presently of record and general to the area; easements and encroachments not materially affecting the value of or unduly interfering with grantees reasonable use of the property; and reserved oil and/or mining rights, if any. Easements, Easement Provisions, Restrictions, Dedications, Notes and Slope Rights, all as disclosed by the recorded plat mentioned above.

Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: January 13, 1917
Auditor's No(s): 116990, records of Skagit County, Washington
In favor of: William Payne
Affects: Right-of-way for road purposes, one road wide over and across Lot 1 to Beach

Provision contained in the following contracts and deeds to owners and contract purchasers in Government Lot 1 recorded under the following:
Auditor's Nos.: 653267, 653268, 653379, 657656, 748076, as follows:

This property carries with it beach rights to all the beach belonging to Government Lot 1, including right of access to beach through property now owned by the grantors.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Any question that may arise due to shifting or changing of the line of high water of Bellingham Bay, OR due to said waters having shifted or changed its line of high water.

Record of Survey recorded December 1, 1998, under Auditor's File No. 9812010029, a copy of which is hereto attached.



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