

AFTER RECORDING MAIL TO:

Name: Randolph W. Tynes and Mary Wynne Leon
Address: 5162 W Shore Rd.
City, State, Anacortes, Washington 98221
Zip: _____

Filed for Record at Request of:

RedWood Escrow

Escrow Number: 2002473

C250410
ISLAND TITLE CO. STATUTORY WARRANTY DEED

Grantor(s): Richard H. Leon and Carolyn V. Leon
Grantee(s): Randolph W. Tynes and Mary Wynne Leon
Abbreviated Legal: POTLATCH BEACH, Ptn. Lot 21
Additional Legal(s) on page:
Assessor's Tax Parcel Number(s): 3967-000-021-0000

THE GRANTOR(S) Richard H. Leon and Carolyn V. Leon, husband and wife
For and in consideration of Ten Dollars and Other Good and Valuable Consideration
In hand paid, conveys, and warrants to Randolph W. Tynes, a single person and Mary Wynne Leon,
a single person
The following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lot 21, "PLAT OF POTLATCH BEACH", according to the plat recorded in Volume 6 of Plats,
page 10, records of Skagit County, Washington, lying above the line of extreme high tide.

Situate in Skagit County, Washington.

6138
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO:

SEE ATTACHED EXHIBIT A

DEC 31 2002

Dated this the 18th day of December, 2002

Amount Paid \$ 5722²⁰
Skagit Co. Treasurer
By _____ Deputy

Richard H. Leon
Richard H. Leon

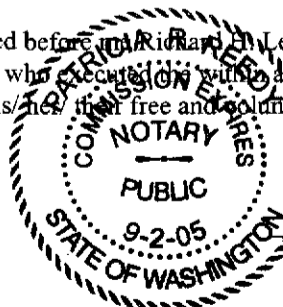
Carolyn V. Leon
Carolyn V. Leon

Notary Acknowledgment

State of Washington }
County of Skagit }

On this day personally appeared before me Richard H. Leon and Carolyn V. Leon to me known to be the
individual (s) described in and who executed with and foregoing instrument, and acknowledged that he/
she/ they signed the same as his/ her/ their free and voluntary act and deed, for the uses and purposes therein
mentioned.

Dated: 12/26/02



Patricia R. Reedy
Notary Public in and for the State of Washington
Residing at: Redmond, WA
My appointment expires: 9-2-2005

EXHIBIT A

1. Easement, including the terms, covenants, and provisions thereof, as reserved by instrument
Recorded: September 13, 1963
Auditor's No.: 640821, records of Skagit County, WA
In favor of: H. B. Nelson and Ida M. Nelson,
husband and wife
For: Constructing and maintaining water pipeline
Affects: The East 10 feet of Lot 27

2. Easement, including the terms, covenants and provisions thereof, as granted by instrument
Recorded: September 13, 1963
Auditor's No.: 640821, records of Skagit County, WA
For: Right-of-way
Affects: Lot 19 and the Westerly 20 feet of Lots 20, 21, and 22, (a portion of Parcel B)

NOTE: Said easement is granted in numerous instruments of record as part of what appears to be a general plan.

3. Easements, including terms, conditions and stipulations thereof, reserved for constructing and maintaining water pipelines contained in numerous instruments. Said easements affect the lots described in Parcel B.
4. Exceptions and reservations contained in Deed whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
From: The State of Washington
Auditor's No.: 403142, records of Skagit county, WA
Affects: Tidelands only
5. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights-of-way for private railroads, logging and/or lumbering railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 403142, records of Skagit County, WA
Affects: Tidelands only
6. Any question that may arise as to the location of the lateral boundaries of the tidelands described herein.
7. Any question that may arise due to shifting or changing of the line of high water of Bellingham Channel, OR due to said channel having shifted or changed its line of high water.
8. 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.
9. Water service agreement with Public Utility District No. 1, recorded January 25, 2001, under Auditor's File No. 200101250057, records of Skagit County, Washington, a copy of which is hereto attached.
10. A non-exclusive easement of right of way over and across Lot 19 and the Westerly 20 feet of Lots 20, 21, 22 and 23, "PLAT OF POTLATCH BEACH", for access to the beach which easement is appurtenant to the said Lot 21 herein granted.



200212310309
Skagit County Auditor