

AFTER RECORDING MAIL TO:
MR. and MRS. JOHN D. WALLACE
24202 215TH AVE. S.E.
MONROE, WA 98272



200310210095
Skagit County Auditor

10/21/2003 Page 1 of 3 11:42AM

Filed for Record at Request of
DAVIDSON, CZEISLER, & KILPATRIC, P.S.
Escrow Number: 22139

CHICAGO TITLE CO. Statutory Warranty Deed
C29040 ✓

Grantor(s): ERLING M. LARSEN and ILA LARSEN
Grantee(s): JOHN D. WALLACE and L. DIANE WALLACE
Abbreviated Legal:
PTN. GL2 SEC. 31, T36N, R2EWM
Assessor's Tax Parcel Number(s): 360231-0-008-0001/P47320 & 360231-0-027-0008/P47339

THE GRANTOR ERLING M. LARSEN and ILA LARSEN, husband and wife, as to their undivided one-half (1/2) interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN D. WALLACE and L. DIANE WALLACE, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington.

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

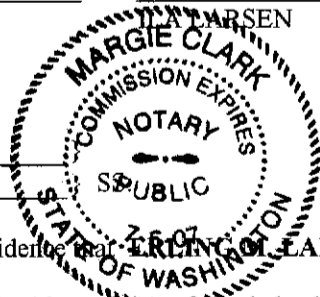
SUBJECT TO RIGHTS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS OF RECORD AS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

5448
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated October 13, 2003

Erling M. Larsen
ERLING M. LARSEN

Ila Larsen OCT 21 2003



Amount Paid \$ 4073.43
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington
COUNTY OF KING

I certify that I know or have satisfactory evidence that ERLING M. LARSEN and ILA LARSEN the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledge it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: OCTOBER 13, 2003

Margie Clark
Margie Clark
Notary Public in and for the State of Washington
Residing at Bothell
My appointment expires: 7/05/2007

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A:

A tract of land in Government Lot 2, Section 31, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the high water line of Padilla Bay which is 758.07 feet North and 232.09 feet East of the Southwest corner of said Lot 2, the South line of said Lot 2 bears East and West;

Thence South 64°30' East 200.0 feet;

Thence South 25°30' West 171.68 feet;

Thence North 64°30' West 200.0 feet;

Thence North 25°30' East 171.68 feet to the point of beginning;

TOGETHER WITH second class tidelands situate in front of, adjacent to or abutting thereon.

PARCEL B:

An easement for ingress and egress over, a 20 foot strip of land in Government Lot 2, Section 31, Township 36 North, Range 2 East of the Willamette Meridian, the centerline of which is described as follows:

Beginning at a point on the South line of said Government Lot 2, 527.74 feet East of the Southwest corner thereof;

Thence North 22°20' East 223.7 feet;

Thence North 71°08' East 85.17 feet;

Thence North 1°07' East 37.68 feet;

Thence North 31°39' West 136.55 feet;

Thence North 22°39' East 156.05 feet;

Thence North 68°39' West 307.50 feet to the East line of a tract conveyed to Ada W. Hartman under Auditor's File No. 482030, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress over a strip of land in the Northeast Quarter of the Northwest Quarter of Section 6, Township 35 North, Range 2 East of the Willamette Meridian, the center line of which is described as follows:

Beginning at a point on the North line of said subdivision 527.74 feet East of the Northwest corner thereof;

Thence South 22°2' West 166.0 feet to an existing road.

Situated in Skagit County, Washington

TOGETHER WITH all rights of the decedent to membership in the Seaway Hollow Association, a voluntary association, and to the real and personal property owned by the Trustees of the Association as such rights are set forth in the Seaway Hollow Association Trust Agreement dated November 13, 1983 and referred to in deed filed under Auditor's File No. 8401250010, Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

- END OF EXHIBIT "A" -



EXHIBIT "B"

SUBJECT TO:

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;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Recorded: April 19, 1912, May 29, 1912, and March 29, 1926
Auditor's No.: 90941, 91545, and 912740, records of Skagit County, Washington
Executed By: State of Washington

Restriction imposed and being a part of a general plan of development of the area in question which are substantially as follows:

The said described premises or any portion thereof shall not be used for conducting or operating in any manner whatsoever thereon a public bathing beach, a public fishing or boating, resort cabin camp, store, tavern, dance ball, hotel, restaurant, church, mercantile or manufacturing business or any business or operation EXCEPT the growing and care of crops; nor from the date hereof and forever thereafter shall there be erected thereon any structures EXCEPT private residences and outbuildings solely incidental to residential use or growing or care of crops; nor from the date hereof and forever thereafter shall said lands or any structure thereof be used for any purpose other than private residential use or the growing and care of crops. These covenants shall forever run with the respective land or the parties hereto an hereinbefore described and shall forever insure to the benefit of and be binding upon said parties hereto, their respective heirs, personal representatives, parties hereto.

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 17, 1952
Auditor's No(s): 482030, records of Skagit County, Washington
In favor of: Gordon Dunthorene and Mary Allen Dunthorene, husband and wife and Assignees
For: Ingress and Egress

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 15, 1954
Auditor's No(s): 510596, records of Skagit County, Washington
In favor of: Ralph Stockton and Myrtle Stockton, husband and wife
For: Ingress and egress
Affects: North 20 feet of said premises

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 30, 1984
Auditor's No(s): 8408300034, records of Skagit County, Washington
In favor of: David C. Morse and E. Joyce Morse, husband and wife
For: Ingress and egress
Affects: 30 foot strip bordering the meander line of said premises

Terms and conditions of the easement set forth in Parcel B of Exhibit "A"

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 as to location of lateral boundaries of Tidelands described herein.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Dues, charges and assessments, if any, levied by Seaway Hollow Association.



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Skagit County Auditor