

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Steven W. Lusa  
17121 NE 130th Street  
Redmond, WA 98052



200402060110

Skagit County Auditor


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Accepted and acknowledged by  
Grantee:

  
Steven W. Lusa

  
Susan J. Lusa

### STATUTORY WARRANTY DEED

Escrow No. 20309050  
Title Order No. 00075958

FIRST AMERICAN TITLE CO.

15958-1

**THE GRANTOR** Arvid Mostad and Shirlee Mostad, Husband and Wife

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys and warrants to **Steven W. Lusa and Susan J. Lusa, Husband and Wife**

the following described real estate, situated in the County of **Skagit**, State of Washington:


**Legal Description (abbreviated):** Ptn. Blocks 36, 37 and 39, "Plat of the Townsite of Gibraltar"  
additional legal(s) on page 2

**Assessor's Property Tax Parcel/Account Number(s):** P73541, P73549, P73546, P20424

**Subject to on Exhibit "A" attached hereto and made a part hereof by this reference.**

**Dated:** January 28, 2004

  
Arvid Mostad

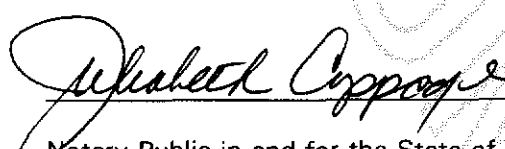
  
Shirlee Mostad

State of Washington

County of King Island }ss.

I certify that I know or have satisfactory evidence that Arvid Mostad and Shirlee Mostad is/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: 2-2-04

  
Notary Public in and for the State of Washington

Residing at OAK HARBOR, WA 98277

My appointment expires 11-03-2005

#569  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FEB 06 2004


Amount Paid \$ 10830.02  
Skagit County Treasurer  
By:  Deputy

EXHIBIT "A"

Lots 12 to 16, inclusive, Block 36; and Lots 12-16, inclusive, Block 37; and that portion of Lots 12-16, inclusive, Block 39, lying Southerly of that certain 60 foot strip of land conveyed to Skagit County by deed recorded July 16, 1946 under Auditor's File No. 394003, all in PLAT OF THE TOWNSITE OF GIBRALTER, according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated Orcas, Miller and Fidalgo Streets adjoining, which would attach thereto by operation of law;

TOGETHER WITH tidelands of the second class extending to the line of extreme low tide, lying in front of and adjacent to the following described lands:

Beginning at a point on the meander line in Section 17, Township 34 North, Range 2 East of the W.M., where same is intersected by East line of Lot 12, Block 36, PLAT OF TOWNSITE OF GIBRALTER; thence Southwesterly along said meander line to a point thereon where the same is intersected by the centerline of Orcas Street of said plat;

Except any portions of Lots 12 to 16, inclusive, Block 36, PLAT OF TOWNSITE OF GIBRALTER, lying outside the meander line or the line of ordinary high tide, whichever is farther out.

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## Schedule "B-1" Exceptions

A. Exceptions and reservations contained in Deed from State of Washington whereby said 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.

Affects: Tidelands Only

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

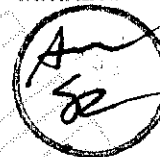
D. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

E. Any adverse claim based upon the assertion that any portion of said land was not shoreland subject to disposition by the State of Washington, or that any portion thereof has ceased to be shorelands by reason of erosion or by reason of having become upland by accretion. Rights and easements for commerce, navigation and fishery.

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