

AFTER RECORDING MAIL TO:
Noel M. Chia
6976 Salmon Beach Road
Anacortes, WA 98221



200407220063
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112684-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James D. Deane and Carla M. Deane
Grantee(s): Noel M. Chia and Julie Anne W. Chia
Abbreviated Legal: Lot 1, Rensink & Whipple Replat.
Assessor's Tax Parcel Number(s): P77767/4188-000-001-0005, P20512/340219-0-027-0006

THE GRANTOR James D. Deane and Carla M. Deane, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Noel M. Chia and Julie Anne W. Chia, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "REPLAT OF LOT 8, BLOCK 2, RENSINK-WHIPPLE SALMON BEACH TRACTS," as per plat recorded in Volume 10, page 30, records of Skagit County, Washington.

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon the Westerly 75 feet of the above described premises.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated July 13, 2004

James D. Deane
James D. Deane

Carla M. Deane
Carla M. Deane

#3800
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2004

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 8183.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that James D. Deane and Carla M. Deane the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/19/04

[Signature]

Notary Public in and for the State of WA
Residing at Decatur Island
My appointment expires: 4/28/07



EXCEPTIONS:

- A. Reservation of easements rights for the purpose of constructing, operating or maintaining a water line for the benefit of owners of all other lots in the Plat of "RENSINK-WHIPPLE SALMON BEACH TRACTS", as per plat recorded in Volume 5 of Plats, page 55, records of Skagit County, Washington, as said easement is reserved by instrument recorded October 26, 1946, under Auditor's File No. 397404, records of Skagit County, Washington, exact width and location of said easement not disclosed on the record.
- B. Reservation of a 20 foot right of way for road and power line, as reserved by instrument recorded under Auditor's File No. 397404, records of Skagit County, Washington.
- C. A 20 foot wide easement for entrance road as delineated on the face of the Plat of "RENSINK-WHIPPLE SALMON BEACH TRACTS", as per plat recorded in Volume 5 of Plats, page 55, records of Skagit County, Washington, and on the face of "REPLAT OF LOT 8, BLOCK 2, RENSINK-WHIPPLE SALMON BEACH TRACTS", as per plat recorded in Volume 10 of Plats, page 30, records of Skagit County, Washington.
- D. Reservation contained in deeds from the State of Washington recorded under Auditor's File Nos. 401492 and 405108, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
- Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.
(Affects tidelands)
- E. Question of location of lateral boundaries of said second class tidelands.
- F. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- G. Rights and easements for commerce, navigation and fisheries.
- H. Terms and conditions of Skagit County Board of Adjustment Written Order No. 220, recorded March 17, 1982, under Auditor's File No. 8203170012.



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