

**AFTER RECORDING MAIL TO:**

**Ms. Sherry J. Hill  
13159 Deane Place  
Anacortes, WA 98221**



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**Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81988**

**FIRST AMERICAN TITLE CO.  
A81988-E-1**

## **Statutory Warranty Deed**

**Grantor(s): Kevin Green and Holly Green**

**Grantee(s): Sherry J. Hill**

**Assessor's Tax Parcel Number(s): 340111-0-016-0008 P19124, 340111-0-029-0003 P19142**

**THE GRANTOR Kevin Green and Holly Green (who took title as Holly Bowman, as her separate estate), husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sherry J. Hill, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.**

**Parcel "A":**

A tract of land in Government Lot 4, Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the West line of said Lot 4, 1853.93 feet North of the Southwest corner thereof; thence North 4 degrees 09' East along the West line of said Lot 4, 200.0 feet; thence South 85 degrees 51' East 379.17 feet to the shore line of Lake Erie; thence Southeasterly along the shore of said Lake Erie to a point which bears South 85 degrees 51' East 487.13 feet from the point of beginning; thence North 85 degrees 51' West 487.13 feet to the point of beginning;

TOGETHER WITH a non-exclusive easement for ingress and egress over a 40 foot strip of land, the centerline of which is described as follows: Beginning at a point in Government Lot 4, Section 11, Township 34 North, Range 1 East, W.M., at a point 1653.93 feet North and South 85 degrees 51' East 271.24 feet to the true point of beginning, and from said true point of beginning proceeding West 82 degrees 42' North across the property of the Grantors, as granted by Darrell D. Deane and Gwendolyn Deane, his wife, by instrument dated April 14, 1958 and recorded under Auditor's File No. 564929;

TOGETHER WITH a non-exclusive easement for ingress and egress over a 40 foot strip of land, the centerline of which is described as follows: Beginning at a point in Government Lot 4, Section 11, Township 34 North, Range 1 East, W.M., at a point 1553.93 feet North and 284 feet South 85 degrees 51' East 284 feet from the Southwest corner of the aforesaid Lot 4 and from said point of beginning proceeding West 82 degrees 42' North across the property of the Grantors as granted by Lavern M. Deane and Ila June Deane, his wife, by instrument dated April 24, 1958 and recorded under Auditor's File No. 564930.

**Parcel "B":**

That portion of Government Lot 4, Section 11, Township 34 North, Range 1 East, W.M., lying Northerly of the following described line:

Beginning at a point on the West line of said Government Lot 4, 2,250.82 feet North of the Southwest corner thereof; thence South 85 degrees 51' East to the shore line of Lake Erie.

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**#4263  
AUG 12 2004**

Amount Paid \$ 8864.40  
By Skagit Co. Treasurer  
Deputy

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Exhibit A attached hereto.

Dated: August 9, 2004

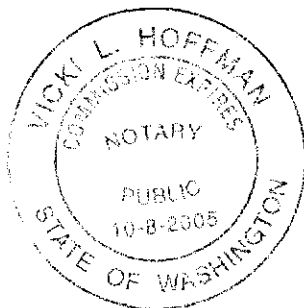
Kevin A Green  
Kevin Green

Holly Green  
Holly Green

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin Green and Holly Green, the persons 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.

Date: 8-11-04



Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05



**Exceptions:**

A. A perpetual easement to overflow and inundate the shore lands of Lake Erie pursuant to the provisions of Chapter 147 of the Laws of 1915 and Chapter 125 of the Laws of 1907, granted by the Commissioner of Public Land, under Application No. 12419, to the City of Anacortes under instrument dated May 12, 1925 and recorded May 21, 1925 under Auditor's File No. 184080.

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Dwight E. Deane and Bernice I. Deane, husband and wife  
Recorded: May 6, 1958  
Auditor's No.: 564928  
Purpose: Ingress and egress

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Recorded: June 30, 1955  
Auditor's No.: 520281  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

**D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Skagit County  
And: Holly Bowman  
Recorded: March 10, 1992  
Auditor's No.: 9203100026  
Regarding: Alternative Sewage System Installations

E. 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.)

F. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



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Skagit County Auditor

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