

AFTER RECORDING MAIL TO:
Mr. and Mrs. John P. Dukes
3202 Commercial Avenue
Anacortes, WA 98221



200409140151
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82187

Statutory Warranty Deed

Grantor(s): R'Lene L. Laffoon
Grantee(s): John P. Dukes and B. Holly Dukes
Assessor's Tax Parcel Number(s): 350208-0-013-0004 P32843
Abbreviated Legal: Section 8, Township 35, Range 2; Ptn. Gov. Lot 5

FIRST AMERICAN TITLE CO.
A82187E-1

THE GRANTOR R'Lene L. Laffoon, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John P. Dukes and B. Holly Dukes, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

See the Legal Description attached hereto as Exhibit "A"

SUBJECT TO the Easements, Restrictions and other Exceptions contained on Exhibit "B" attached hereto.

Dated: September 2, 2004

R'Lene L. Laffoon

#4958
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
SEP 14 2004
Amount Paid \$ 12,335.10
By Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that R'Lene L. Laffoon, 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: 9/8/04

Notary Public in and for the State of Washington
Residing at 31111, Washington
My appointment expires: 12-15-04



Exhibit "A"

That portion of the East ½ of Section 8, Township 35 North, Range 2 East, W.M., on Guemes Island in Skagit County, Washington, described as follows:

Commencing at the Southeast corner of Lot 43 in Block 3 of the Plat of "HOLIDAY HIDEAWAY NO. 1", according to the plat thereof recorded in Volume 8 of Plats, pages 36 to 42, inclusive, records of Skagit County, Washington; thence South 37 degrees 01'46" East along the Easterly boundary of said block, 35.00 feet; thence North 52 degrees 58'14" East 222.27 feet to the point of beginning; thence South 52 degrees 58'14" West 162.27 feet to the Easterly margin of Holiday Boulevard; thence North 37 degrees 01'46" West along said boulevard margin 315.00 feet to the beginning of a curve to the right with a radius of 970.00 feet; thence Northwesterly along said curve through a central angle of 7 degrees 17'27" an arc distance of 123.43 feet; thence North 60 degrees 15'41" East 270.00 feet to intersect the arc of a curve at a point from which the center lies North 60 degrees 15'41" East and 700.00 feet distant; thence Southeasterly along said curve to the left through a central angle of 7 degrees 17'27" an arc distance of 89.07 feet to a point of tangency; thence South 37 degrees 01'46" East 280.00 feet; thence South 46 degrees 00'00" East 190.00 feet, more or less, to the line of ordinary high water of Padilla Bay; thence Southwesterly along said line of ordinary high water 80.00 feet, more or less, to a point from which the point of beginning lies North 57 degrees 00'00" West; thence North 57 degrees 00'00" West 218.00 feet, more or less, to the point of beginning.

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Exhibit "B"

Exceptions:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED INSTRUMENT:

From: Guemes land and Development Corporation, a
Washington corporation
Recorded: August 14, 1969
Auditor's No.: 729884

B. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high tide of Padilla Bay.

C. 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.)

D. 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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