

AFTER RECORDING MAIL TO:  
Luehmann & Luehmann Real Estate LLC  
18830 52<sup>nd</sup> Ave. N.E.  
Lake Forest Park, Wa. 98133



200409300027  
Skagit County Auditor

9/30/2004 Page 1 of 2 9:29AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B82702

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Ptn. Tracts 17 & 18, BIG LAKE WATER FRONT TRACTS

B82702E

Assessor's Tax Parcel Number(s): 3862-000-018-0001, P61978, 340436-0-090-0005, P29991

THE GRANTOR SEAS Holding LLC, a Washington corporation for and in consideration of WAC 458-61-480 completion of IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Luehmann & Luehmann Real Estate LLC the following described real estate, situated in the County of Skagit, State of Washington.

The South 10 feet of Tract 17 and the North 2/3 of Tract 18, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington.

TOGETHER WITH second class shorelands as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon the South 10 feet of Tract 17, and the North 2/3 of Tract 18, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated Sept. 28, 2004

FIRST AMERICAN EXCHANGE

BY: Diane Doran, Sec.

# 5289

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 30 2004

State of Washington }  
County of Skagit } SS:

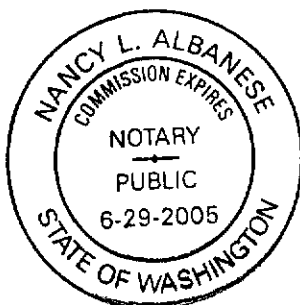
Amount Paid \$  
By [Signature] Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence Diane Doran is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated she is authorized to execute the instrument and is secretary of FIRST AMERICAN EXCHANGE, the only member of SEAS HOLDING LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 9/29/04

[Signature]

Notary Public in and for the State of WA  
Residing at Anacortes  
My appointment expires: 6-29-05



**Exceptions:**

A. 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.)

B. Rights held by Day Lumber Company and their successors, if any, to build and maintain a dam across the outlet creek of Big Lake, together with rights to overflow and inundate the shoreline of Big Lake, as disclosed by instrument dated April 7, 1924, and recorded April 21, 1924, as Auditor's File No. 173578.

C. Reservation of minerals, etc., as provided by Section 7797-56, of Remington's Revised Statutes, as contained in Deed from the State of Washington, by Lloyd E. Nelson and Hulda E. K. Nelson, husband and wife, dated September 12, 1952, and recorded December 19, 1952, in Volume 253 of Deeds, Page 750.

(Affects shorelands portion)

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

|                |                                    |
|----------------|------------------------------------|
| Grantee:       | Skagit County Sewer District No. 2 |
| Recorded:      | January 26, 1979                   |
| Auditor's No:  | 895473                             |
| Purpose:       | Sanitary sewer                     |
| Area Affected: |                                    |

A strip of land 10 feet in width, the centerline of which is described as follows:

Beginning at a point on the South line of Section 25, Township 34 North, Range 4 East, W.M., which is South 89 degrees 23' 49" East, 1,774.63 feet from the Southwest corner of said Section 25; thence South 1 degree 34' 10" West, 124.18 feet; thence South 65 degrees 44' 00" West, 401.47 feet; thence South 23 degrees 41' 32" West, 365.83 feet; thence South 6 degrees 18' 26" West, 382.31 feet; thence South 16 degrees 25' 13" West, 314.84 feet; thence South 24 degrees 38' 07" West, 371.84 feet; thence South 39 degrees 10' 07" West, 334.07 feet; thence South 17 degrees 23' 42" West, 418.12 feet; thence South 10 degrees 02' 18" West, 327.01 feet; thence South 15 degrees 51' 49"

East, 235.79 feet; thence South 19 degrees 22' 56" East, 429.53 feet; thence South 19 degrees 34' 23" East, 286.56 feet; thence North 66 degrees 19' 04" East, 186.72 feet; thence South 24 degrees 13' 02" East, 305.26 feet; thence South 20 degrees 20' 21" East, 387.78 feet; thence South 10 degrees 45' 03" East, 241.23 feet; thence South 10 degrees 43' 28" East, 403.04 feet; thence South 01 degrees 06' 10" East, 159.91 feet; thence South 14 degrees 17' 43" East, 214.65 feet; thence South 06 degrees 54' 40" East, 299.17 feet; thence South 09 degrees 27' 44" East, 115.57 feet; thence South 66 degrees 48' 05" West, 159.93 feet to West Big Lake Boulevard, and the terminus of this centerline description.

TOGETHER WITH a 40-foot temporary construction easement, the centerline of which is the same as that described above.

E. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.

F. 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.)

G. Any prohibition or limitation on the use, occupancy of improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters which may cover the land.



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