

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jason O. Lux
5014 Potlatch Lane
Anacortes, WA 98221



200501030113
Skagit County Auditor

1/3/2005 Page 1 of 2 1:56PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83221

Statutory Warranty Deed

Grantor(s): Norlin L. Joyce and Mary C. Joyce
Grantee(s): Jason O. Lux and Janna E. Lux
Assessor's Tax Parcel Number(s): P68037, 3967-000-003-0002

A 83221-E 1

THE GRANTOR Norlin L. Joyce and Mary C. Joyce, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason O. Lux and Janna E. Lux, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, "PLAT OF POTLATCH BEACH", as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

TOGETHER WITH tide lands of the second class situated in front of, adjacent to and abutting upon said Lot 3 and lying between the Northerly and Southerly lines of said lot produced Westerly.

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

Dated: December 26, 2004

Norlin L. Joyce
Norlin L. Joyce

5
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Mary C. Joyce
Mary C. Joyce

JAN 03 2005

Amount Paid \$6853.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Norlin L. Joyce and Mary C. Joyce, 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: 12-27-04

Vicki L. Hoffman

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

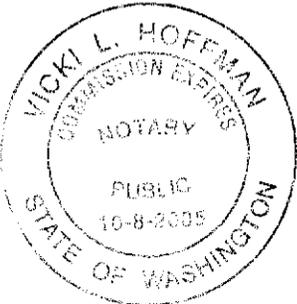


EXHIBIT A

A. All rights which riparian owners and other members of the public may have to use shorelands, tidelands, or so much of the water of a contiguous body of water or area, which is or has been navigable, for navigation and general recreation purposes.

B. Exceptions and reservations contained in Deeds from the State of Washington, under which title to a portion of said premises comprising tidelands is claimed, recorded under Auditor's File Numbers 87523, 87524 and 403142, whereby the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the State, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering.

C. 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.

D. Any question of the location of lateral boundaries and the seaward boundaries of the Second Class tidelands/shorelands described herein.

E. Any adverse claim based upon the assertion that any portion of said premises was not tidelands subject to disposition by the State of Washington or that any portion thereof has ceased to be tidelands by reason of erosion or by reason of having become uplands by accretion.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Public Utility District No. 1 of Skagit County
And:	James E. Rowse
Dated:	August 6, 1999
Recorded:	January 25, 2001
Auditor's No.:	200101250063
Regarding:	Water Service Agreement



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