

AFTER RECORDING MAIL TO:

Mr. and Mrs. Norlin L. Joyce
5108 Potlatch Lane
Anacortes, WA 98221

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83112



200501040113
Skagit County Auditor

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Statutory Warranty Deed

Grantor(s): Frances I. Mushkin
Grantee(s): Norlin L. Joyce and Mary C. Joyce
Assessor's Tax Parcel Number(s): P68043, 3967-000-016-0007

FIRST AMERICAN TITLE CO.

A83112E

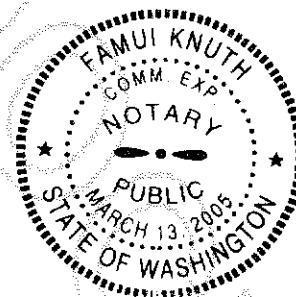
THE GRANTOR Frances I. Mushkin, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Norlin L. Joyce and Mary C. Joyce, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract fifteen (15) and Tract sixteen (16) of "PLAT OF POTLATCH BEACH", as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington; TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington, situate in front of and adjacent to said tracts and between the prolongation of the North and South lines thereof.

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

Dated: December 26, 2004

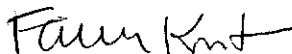

Frances I. Mushkin



STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Frances I. Mushkin, 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: 12/28/04



Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: March 13, 2005

#22
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 04 2005

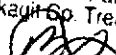
Amount Paid \$ 6141.00
By  Skagit Co. Treasurer
Deputy

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. Unrecorded easement rights of adjacent owners over and across private road known as Potlatch Lane disclosed by County Assessors Maps. (Affects Lots 1-16)

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Skagit County, Washington, a municipal corporation
And:	Skagit County Public Utility District No. 1
Dated:	June 9, 1997
Recorded:	July 2, 1997
Auditor's No.:	9707020119
Regarding:	Easement agreement

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County
Recorded:	June 11, 2002
Auditor's No.:	200206110026
Purpose:	Aquatic Lands Easement No. 51-070094
Area Affected:	Subject property

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.:	9710030037
Document Title:	Findings of fact
Regarding:	Shoreline Substantial Development Conditional Use Permit SL 97 0302

Auditor's File No.:	9711070004
Document Title:	Findings of fact
Regarding:	Administrative Special Use Permit # PL 97-0265



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