

AFTER RECORDING MAIL TO:
Cristine Dupar Summers
P.O. Box 1476
Anacortes, WA 98221



200501050098
Skagit County Auditor

1/5/2005 Page 1 of 2 11:27AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114680-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sharon A. Hamilton, Personal Representative for the Estate of Alvin R. Moors, Deceased
Grantee(s): Cristine Dupar Summers
Abbreviated Legal: Lot 17, Blk 4, Holiday Hideaway #1.
Assessor's Tax Parcel Number(s): P65918/3926-004-017-0008

THE GRANTOR Sharon A. Hamilton, Personal Representative for the Estate of Alvin R. Moors, Deceased, as trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cristine Dupar Summers, a married woman, as her separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 17, Block 4, "HOLIDAY HIDEAWAY NO. 1," as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

#54
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated January 3, 2005

Personal Representative for the Estate of Alvin R. Moors, Deceased

[Signature]

JAN 05 2005

Amount Paid \$ 249.20
By [Signature] Skagit Co. Treasurer Deputy

STATE OF
County of

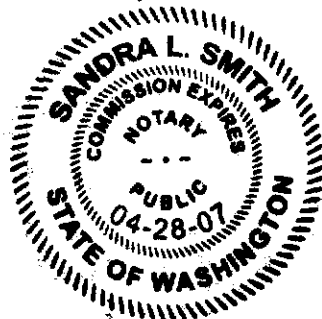
Washington

Skagit

SS:

I certify that I know or have satisfactory evidence that Sharon A. Hamilton signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Alvin R. Moors to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1/4/05



Sandi Smith

Notary Public in and for the State of Washington

Residing at Decatur Island

My appointment expires: 4/28/2007

EXCEPTIONS:

- A. Easements for private roads, utilities, drainage and bridle paths, as shown on the face of the Plat of Holiday Hideaway No. 1.
- B. The right granted in the Plat of Holiday Hideaway No. 1 to made all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all streets thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.
- C. Restrictions set forth in the Plat of Holiday Hideaway No. 1, but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached.

D. RESERVATION CONTAINED IN INSTRUMENTS:

Executed By: Square Harbor Development Corporation
Recorded: February 15, 1968 and January 15, 1969
Auditor's No.: 710270 and 722327
As Follows: Subject to reservation by seller, its successors and/or assigns, to use said tracts for recreational purposes.

E. Provisions contained in Contracts through which title is claimed, as follows:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the non-profit GUEMES ISLAND BEACH CLUB according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities.

Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or company. In the event that such lines are not so installed within three years from the date hereof or sooner at Seller's option, Seller shall install such distribution lines and water system for the use of Buyer, the Buyer agrees to use said lines when they have been installed. Buyer agrees to pay upon completion a hookup charge to the said distribution lines and a periodic use-charge. In such case Buyer and Seller agree that Seller may at its discretion continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Seller's opinion, to open the view of adjacent lots..."

For your information, Holiday Hideaway Country Club is the apparent successor to Guemes Island Beach Club.

F. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF

Recorded: December 7, 2004
Auditor's File No.: 200412070097



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