

AFTER RECORDING MAIL TO:
Mr. and Mrs. Lloyd R. Fischer
P.O. Box 1989
Mariposa, CA 95338



200501120098
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83576

FIRST AMERICAN TITLE CO.
Statutory Warranty Deed A83576E

Grantor(s): Michael H. McCallum and Diane M. McCallum
Grantee(s): Lloyd R. Fischer and Shirley E. Fischer
Assessor's Tax Parcel Number(s): 340209-0-015-0002, P20194, 340209-0-038-0005, P20216

THE GRANTOR Michael H. McCallum and Diane McCallum, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lloyd R. Fischer and Shirley E. Fischer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Government Lot 4, Section 9, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of the East 40 rods of said Lot 4, 302.88 feet South of the Northwest corner thereof (which point is 2 1/2 feet South of the center line of existing power pole line); thence North 88 degrees 44' East parallel to the South side of the existing power pole line 264.0 feet to the true point of beginning; thence North 88 degrees 44' East parallel to the South side of the existing power pole line 66.0 feet; thence South 0 degrees 40' West parallel to the said West line of the East 40 rods, to the high tide line of Similk Bay; thence Westerly along said high tide line to a point South 0 degrees 40' West of the true point of beginning; thence North 0 degrees 40' East to the true point of beginning.

TOGETHER WITH tidelands of the Second Class as conveyed by the State of Washington, situate in front of, adjacent to and abutting thereon.

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

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Dated: January 8, 2005

Michael H. McCallum

Diane M. McCallum

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
182

JAN 12 2005

STATE OF Washington
COUNTY OF King

Amount Paid: \$11,552.20
By M. McCallum Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Michael H. McCallum and Diane M. McCallum, 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: 1-11-05

Tana Z. Hammond

Notary Public in and for the State of Washington
Residing at MONKIE
My appointment expires: 1-19-08

A. Reservation contained in deed from the State of Washington recorded under Auditor's File Nos. 91418 and 108593 reserving to the grantor all oil, gas, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands).

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Puget Sound Power & Light Company, a Massachusetts corporation
Dated: October 3, 1940
Recorded: October 8, 1940
Auditor's No.: 330572
Volume 181, page 437
Purpose: To construct, maintain, etc., an electric transmission and distribution line, consisting of a single line of poles, etc.
Location: A strip of land 6 feet in width, a portion of which runs over the North line of the subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: September 5, 1956
Recorded: September 7, 1956
Auditor's No.: 541190
Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes for transportation of water, together with the right of ingress and egress to and from the same
Area Affected: The North 20 feet of the subject property

D. 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.)

E. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

F. 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.

G. 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 Similk Bay.

H. Agreement executed by and between the parties herein named upon the conditions therein provided, dated June 23, 1948, recorded June 26, 1948 under Auditor's File No. 419850.



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