



200501260087

Skagit County Auditor

Return Address
ROBERT J. KLEM and M. DIANNE KLEM
2668 E LAKE SAMMAMISH PK NE
SAMMAMISH, WA 98074

Statutory Warranty Deed

CHICAGO TITLE IC33305 ✓
ESCROW NO. 04-448066
Assessor's Tax Parcel Number(s):
3926-009-004-0002 P66106

FILED FOR RECORD AT REQUEST OF
FIDELITY NATIONAL TITLE CO OF WA, INC.

THE GRANTOR HIDEAWAY ASSOCIATES, A WASHINGTON PARTNERSHIP for and in
consideration of

ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to ROBERT J. KLEM and M. DIANNE KLEM,
husband and wife

the following described real estate, situated in the County of SKAGIT,
State of Washington:

Lt C-1, SCSP #111-79; being a ptn of Tract C, HOLIDAY HIDEAWAY NO. 1
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART
HEREOF BY THIS REFERENCE.

SUBJECT TO:
SEE ATTACHED EXHIBIT 'B' MADE A PART HEREOF BY THIS REFERENCE.

DATED : 1-19-05

#373

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

HIDEAWAY ASSOCIATES, A PARTNERSHIP
BY: Arthur Terrana
ARTHUR TERRANA, PARTNER
BY: Carol Terrana
CAROL TERRANA, PARTNER
BY: James Work
JAMES WORK, PARTNER
BY: Mary Kirchner
MARY KIRCHNER, PARTNER
BY: Carmelo Terrana
CARMELO TERRANA, PARTNER
BY: Gina Terrana
GINA TERRANA, PARTNER

JAN 26 2005
Amount Paid \$ 447.40
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF _____

On this day personally appeared before me HIDEAWAY ASSOCIATES, A
PARTNERSHIP and to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowledged that
he/she/they signed the same as his/her/their free and voluntary act and
deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this _____ day of _____, _____.

Notary Public in and for the State of
Washington residing at _____.

NOTARY ATTACHMENT TO THE STATUTORY WARRANTY DEED

DATED 1-21-05

STATE OF WASHINGTON
COUNTY OF King

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE
THAT

James E. Work

IS/~~ARE~~ THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S)
ACKNOWLEDGED THAT HE/~~SHE~~/~~THEY~~ SIGNED THIS INSTRUMENT AND
ACKNOWLEDGED IT AS A PARTNER OF

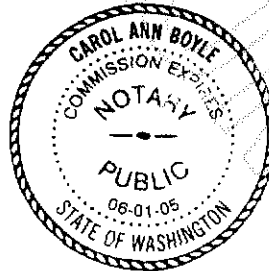
HIDEAWAY ASSOCIATES, A PARTNERSHIP

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES
AND PURPOSES MENTIONED IN THIS INSTRUMENT

DATED: 1-21-05

Carol Ann Boyle

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle
MY APPOINTMENT EXPIRES: 06/01/05



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UNOFFICIAL DOCUMENT
NOTARY ATTACHMENT TO THE STATUTORY WARRANTY DEED
DATED

STATE OF WASHINGTON
COUNTY OF *King*

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE
THAT

Arthur Terrana and Carol Terrana

IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S)
ACKNOWLEDGED THAT HE /SHE /THEY SIGNED THIS INSTRUMENT AND
ACKNOWLEDGED IT AS A PARTNER OF

HIDEAWAY ASSOCIATES, A PARTNERSHIP

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES
AND PURPOSES MENTIONED IN THIS INSTRUMENT

DATED: *1/21/05*

Leslie J. Gibson

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Woodenville*
MY APPOINTMENT EXPIRES: *12/29/08*



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NOTARY ATTACHMENT TO THE STATUTORY WARRANTY DEED
DATED 1/24/2005

STATE OF WASHINGTON
COUNTY OF King

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE
THAT Mary Kirchner

IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S)
ACKNOWLEDGED THAT HE /SHE /THEY SIGNED THIS INSTRUMENT AND
ACKNOWLEDGED IT AS A PARTNER OF

HIDEAWAY ASSOCIATES, A PARTNERSHIP

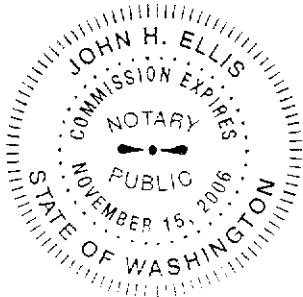
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES
AND PURPOSES MENTIONED IN THIS INSTRUMENT

DATED: 1/24/2005

John H. Ellis (John H. Ellis)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA.

MY APPOINTMENT EXPIRES: 11-15-2006



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9 3:28PM

UNOFFICIAL DOCUMENT
NOTARY ATTACHMENT TO THE STATUTORY WARRANTY DEED
DATED 1/24/2005

STATE OF WASHINGTON
COUNTY OF King

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE
THAT Gina Ferrana

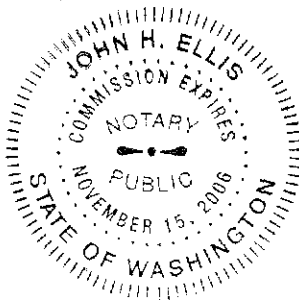
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S)
ACKNOWLEDGED THAT HE /SHE /THEY SIGNED THIS INSTRUMENT AND
ACKNOWLEDGED IT AS A PARTNER OF

HIDEAWAY ASSOCIATES, A PARTNERSHIP

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES
AND PURPOSES MENTIONED IN THIS INSTRUMENT

DATED: 1/24/2005

John H. Ellis (John H. Ellis)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES: 11-15-2006



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NOTARY ATTACHMENT TO THE STATUTORY WARRANTY DEED
DATED 1/24/2005

STATE OF WASHINGTON
COUNTY OF King

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE
THAT Carmelo Terrana

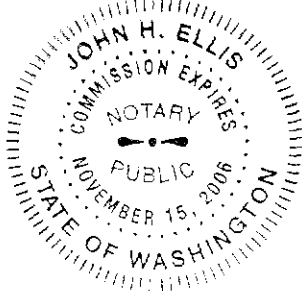
IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S)
ACKNOWLEDGED THAT HE /SHE /THEY SIGNED THIS INSTRUMENT AND
ACKNOWLEDGED IT AS A PARTNER OF

HIDEAWAY ASSOCIATES, A PARTNERSHIP

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES
AND PURPOSES MENTIONED IN THIS INSTRUMENT

DATED: 1/24/2005

John H. Ellis (John H. Ellis)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA.
MY APPOINTMENT EXPIRES: 11-15-2006



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EXHIBIT "A"

PARCEL A:

Lot C-1 of SKAGIT COUNTY SHORT PLAT NO. 111-79, as approved November 10, 1979, and recorded November 21, 1979, in Volume 3 of Short Plats, page 218, under Auditor's File No. 7911210038, records of Skagit County, Washington; being a portion of Tract C, Plat of Holiday Hideaway No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 36 through 42, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement for roadway and utilities purposes as delineated on the face of Plat of Holiday Hideaway No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 36 through 42, records of Skagit County, Washington.

Situated in Skagit County, Washington.

J E W

- END OF EXHIBIT "A" -

AT
AT
MK
ant
OT



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Exhibit "B"

Easement contained in Dedication of said plat of Holiday Hideaway No. 1:
For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement delineated on the face of said plat of Holiday Hideaway No. 1:

For: Roadway, utilities, drainage and bridal trails

Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: April 10, 1969

Auditor's No(s): 725226, records of Skagit County, Washington

In favor of: Present and future owner's of portion of Tract B Holiday Hideaway No. 1 in Volume 8, pages 36 through 42

For: Ingress, egress, drainage and utilities

Declaration of Service, including the terms and conditions thereof, entered into

By: *JRW* Guemes Island Water Company, Inc.

Recorded: February 23, 1989

Auditor's No.: 8902230048, records of Skagit County, Washington

Providing: For water hook-ups *AT AT*

MODIFIED by instrument(s): *MK*

Recorded: January 23, 1990 and March 2, 1990

Auditor's No(s): 9001230041 and 9003020041, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: February 23, 1989

Auditor's No(s): 8902230048, records of Skagit County, Washington

Imposed By: Guemes Island Water Company, Inc.

Covenants, conditions, restrictions and easements set forth on the face of the plat of Holiday Hideaway No. 1.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development, disclosed in instrument:

Recorded: July 31, 1970

Auditor's No(s): 741782, records of Skagit County, Washington

Imposed By: Guemes Island Beach Club

. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

. Any question that may arise due to shifting or change of the line of high water of Guemes Channel or due to said channel having shifted or changed its line of high water.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 4, 1986

Auditor's No(s): 8612040075, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said premises and other property

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 20, 1987

Auditor's No(s): 8702200058, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said premises and other property



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Notes on the face of Short Plat No. 111-79, as follows:

- A. All maintenance and construction of private road are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Residential
- D. Sewage Disposal – Individual Systems
- E. Water – Holiday Hideaway Water System

Easement delineated on the face of said Short Plat No. 111-79;

For: Undisclosed
Affects: Easterly portion of said premises

Easement delineated on the face of said short plat;

For: Roadway
Affects: Cypress Way

Exceptions on the face of Short Plat No. 111-79, as follows:

- 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 make 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 of 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.

Dues, charges, and assessments, if any, levied by Guemes Island Beach Club.

Liability to future assessments, if any, levied by Guemes Island Water Company.

END of exhibit "B"

JEW
AT
et
MK
amt
amt



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Skagit County Auditor