

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Robert B. Shipp  
3726 Fielding Avenue  
Bellingham, WA 98229



200506300269  
Skagit County Auditor

6/30/2005 Page 1 of 2 3:40PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85124

## Statutory Warranty Deed

Grantor(s): Daniel R. Bolster  
Grantee(s): Robert B. Shipp and Celeste Shipp  
Assessor's Tax Parcel Number(s): 360109-0-001-0304, P46339

FIRST AMERICAN TITLE CO.  
A85124

THE GRANTOR Daniel R. Bolster, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Robert B. Shipp and Celeste Shipp, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 4, "SINCLAIRE", according to the Survey thereof recorded in Volume 3 of Surveys, page 121, under Auditor's File No. 8106180002, being in Sections 9 and 10, Township 36 North, Range 1 East, W.M.

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

Dated: June 17, 2005

*Daniel R. Bolster*

Daniel R. Bolster

3450  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 30 2005

Amount Paid \$ 1,602.00  
By Skagit Co. Treasurer  
Deputy *a*

STATE OF Washington }  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Daniel R. Bolster, 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: 6/29/05

*Kristi Baklund*



Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires 12/1/05

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 616552, reserving to the grantor all oil, gases, 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.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

(Affects common area tidelands)

B. Various roadway and utility easements disclosed by Survey recorded June 18, 1981 and Volume 3 of Surveys, page 121, records of Skagit County, Washington.

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:	October 1, 1981
Auditor's No.:	8110010070
Purpose:	Air Strip, Tie-Down and Parking Roads, Drainage, Pedestrian and Equestrian, Utilities, Wells, Water Systems, Waste Disposal Systems, Power and Telephone, Sanitary Land Fill
Area Affected:	Those portions described in said document

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	January 17, 1989
Recorded:	January 17, 1989
Auditor's No.:	8901170111
Executed By:	The Roeder Company

E. 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 common area tidelands and Tracts 5 - 17)



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