



200508100037

Skagit County Auditor

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AFTER RECORDING MAIL TO:
Thomas G. Anglin and Laura S. Anglin
PO Box 1406
Homer, AK 99603

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85286

FIRST AMERICAN TITLE CO.
A 85286-1

Statutory Warranty Deed

Grantor(s): Hideaway Associates
Grantee(s): Thomas G. Anglin and Laura S. Anglin

Ptn. Lot C, "HOLIDAY HIDEAWAY NO. 1", aka Lot C-2, Short Plat No. 111-79
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3926-009-004-0200, P66108

THE GRANTOR Hideaway Associates, a partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas G. Anglin and Laura S. Anglin, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Grantor hereby relinquishes drainage easement rights benefitting Lot C-3 of said Short Plat 111-79 as shown on face of said Short Plat.

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

Dated July 22, 2005

Hideaway Associates

Art Terrana

By: Art Terrana, Partner

4309
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

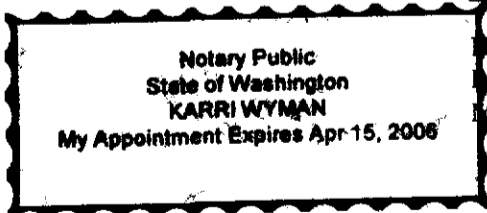
AUG 10 2005

Amount Paid \$ 6057.00
By *[Signature]*
Skagit Co. Treasurer Deputy

State of Washington }
County of King } SS:

I certify that I know or have satisfactory evidence Art Terrana the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Partner of Hideaway Associates to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 7-25-05



Karri Wyman
Notary Public in and for the State of WA
Residing at Kent
My appointment expires: 4-15-06

Order No:

EXHIBIT A

Parcel "A":

Lot C-2 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.

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.



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A. 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 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.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Holiday Hideaway No. 1
Auditor's No: 625483

Said matters include but are not limited to the following:

(1) With respect to matters relating to water services, we note DECLARATION OF SERVICE, executed by Guemes Island Water Company, Inc., recorded under Auditor's File No. 8902230048, which indicates service having been provided to the following lots:

- ~ Tract All
 - Lots 27-54, Block 1
 - All lots within Block 2; EXCEPT Lots 89-98, inclusive
 - All lots within Block 3
 - All lots within Block 4; EXCEPT Lots 1-8, inclusive
 - All lots within Block 5
 - All lots within Block 6; EXCEPT Lots 11-38, inclusive
 - Lots 47-49, inclusive, and Lots 78 and 79
 - All lots within Block 7
 - All lots within Block 8; EXCEPT Lots 8 and 9

~ Also, included on said Declaration is the following note:

"Whereas, the present and future owners are hereby reminded of the following restriction on the face of said filed plat:

~ Each lot shall be entitled to one hook up to the private water system upon its installation. The cost of the hook up, materials, labor and meter to be paid for by the owner of the lot."

~ Said Declaration was modified by MODIFICATION OF DECLARATION OF SERVICE, dated January 22, 1990 and recorded January 23, 1990 under Auditor's File No. 9001230041, which added the following tracts to the list of lots within said Declaration as being able to obtain service in said Plat:

Tracts "B", "C" and "D"

Said modification was re-recorded March 2, 1990, under Auditor's File No. 9003020121 to add Tract "E" to said declaration.

(2) Easements for private roads, utilities, drainage and bridle paths, as shown on the face of the Plat of Holiday Hideaway No. 1.



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C. SUBJECT, also, to exceptions and reservation of minerals, mineral rights, fossils, etc., in Deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds, pages 633, 267 and 113, respectively, records of Skagit County.

Affects: Lots abutting tidelands

D. Matters relating to Holiday Hideaway Country Club, recorded March 29, 1982 under Auditor's File Nos. 8203290018 and 8203290019.

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 all of the premises subject to such submergence.)

Affects: Lots abutting tidelands

F. DECLARATION OF EASEMENT FOR PRIVATE ROADWAY:

Recorded: April 10, 1969
Auditor's No.: 725226
Purpose: Ingress, egress, drainage and utilities
Affects: Reference is hereby made to the record for full particulars

G. 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, and Buyer agrees to use said lines when they have been installed. Buyer agrees to pay, upon completion, a hook up 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 option, to open the view of adjacent lots..."

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



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H. RESERVATIONS CONTAINED IN DEED

Executed by: Square Harbor Development Corporation
Recorded: February 15, 1968 and January 15, 1969
Auditor's Nos.: 710270 and 722327
As Follows: Subject to reservation by Seller, its successors and/or assigns,
to use said Tracts for recreational purposes

I. DECLARATION OF COVENANTS, AND THE TERMS AND CONDITIONS THEREOF:

Dated: July 28, 1983
Recorded: August 1, 1983
Auditor's No: 8308010025
Executed By: Albert P. Terrana and Ruth Marie Terrana, husband and wife

J. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 111-79
Recorded: November 21, 1979
Auditor's No.: 7911210038

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual systems.
4. Water – Holiday Hideaway Water System.

K. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: December 4, 1986
Auditor's No.: 8612040075
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Being located as constructed or to be constructed

L. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: February 20, 1987
Auditor's No.: 8702200058
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: As constructed



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