

AFTER RECORDING MAIL TO:  
Windward Group LLC  
P.O. Box 345 P.O. Box 345  
Anacortes, WA 98221 WA 98221



200512230157  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85374

### Statutory Warranty Deed

Grantor(s): Guemes Island Holding Company, L.L.C. FIRST AMERICAN TITLE CO.  
Grantee(s): Windward Group LLC A85374E-1  
Section 26, Township 36, Range 1; Ptn. Gov. Lot 1  
Assessor's Tax Parcel Number(s): 360126-0-002-0005, P46541, 360126-0-052-0004, P46600

THE GRANTOR Guemes Island Holding Company, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Windward Group LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

The South 300 feet of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., in Skagit County, Washington;

TOGETHER WITH the adjoining second class tidelands abutting and adjacent thereto.

TOGETHER WITH an encroachment and access easement over a portion of the North 100 feet of the South 400 feet of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., which portion consists of that part of the restroom building which is located on said North 100 feet plus an additional 10 feet extending from said encroaching portion of the building.

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

Dated December 23, 2005

Guemes Island Holding Company, L.L.C.

By: Mark Tabbutt, Member

# 7111  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 23 2005

Amount Paid \$ 38,275.00  
Skagit Co. Treasurer  
By Deputy

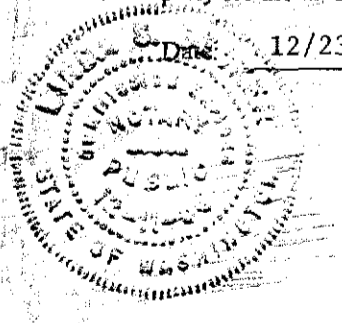
State of Washington )  
County of King ) SS:

I certify that I know or have satisfactory evidence Mark Tabbutt 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 Member of Guemes Island Holding Company, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 12/23/05

Notary Public in and for the State of Washington

Residing at Seattle, WA  
My appointment expires: 12/11/08



**EXCEPTIONS:**

A. Terms provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Affects: Tidelands

B. 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.)

C. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 402066, 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 roads, 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.

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Dated: February 28, 1947  
Recorded: March 27, 1947  
Auditor's No.: 402519  
Purpose: Ingress, egress and utilities  
Area Affected: 40 foot strip

**E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:**

In Favor Of: Julius Falk  
Recorded: April 14, 1947  
Auditor's No.: 403249  
For: Ingress, egress and utilities  
Affects: 60 foot strip



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F. Any question of encroachment of dirt road along the South line as disclosed by Survey recorded under Auditor's File No. 8209100028.

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Recorded: June 27, 1984  
Auditor's No.: 8406270021  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: 10 foot strip

H. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Charles F. Townsend  
Recorded: January 12, 1989  
Auditor's No.: 8901120051  
For: Electric power lines and utilities  
Affects: Location undisclosed

I. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Charles F. Townsend  
Recorded: January 12, 1989  
Auditor's No.: 8901120051  
For: Ingress and egress  
Affects: A 20 foot wide strip of land as shown on the face of Survey recorded December 10, 1985, in Volume 6 of Surveys, page 157

J. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Public  
Recorded: January 12, 1989  
Auditor's No.: 8901120051  
For: Ingress and egress  
Affects: Southeast corner of the subject property

K. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Charles F. Townsend  
Recorded: February 9, 1989  
Auditor's No.: 8902090021  
For: Water pipeline  
Affects: Location undisclosed



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Note # 1: We note the following recorded documents, which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9610010045  
Document Title: Declaration of Covenant  
Regarding: It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of said grantor(s) water supply.  
Affects: Well



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