

When recorded return to:

Mr. and Mrs. James K.R. Souders
9341 Vineyard Crest
Bellevue, WA 98004



200610200211
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: A89375

Statutory Warranty Deed

THE GRANTORS Judith J. Main, a married woman as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James K.R. Souders and Alice P. Souders, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A89375E-2

Abbreviated Legal:

Lots 12 And 13, "DRIFTWOOD TRACTS OF GUEMES ISLAND"

Tax Parcel Number(s): 3905-000-013-0005, P65126

Lots 12 And 13, "DRIFTWOOD TRACTS OF GUEMES ISLAND", as per plat recorded in Volume 6 of Plats, page 15, records of Skagit County, Washington.

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

Dated October 12, 2006

Judith J. Main

5458

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Gerald C. Main

OCT 20 2006

10,381.00

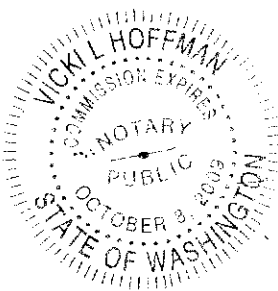
STATE OF Washington Amount Paid \$
COUNTY OF Skagit By Deputy SS:

I certify that I know or have satisfactory evidence that Judith J. Main and Gerald C. Main, 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: 10-12-06

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

A. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 106584, 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.

Affects: Tidelands only

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: John A. Ervine
Dated: February 10, 1955
Recorded: April 27, 1955
Auditor's No: 531431
Purpose: For construction of a drainage ditch
Area Affected: East 10 feet of subject property

C. Restrictions on other tracts in said Plat imposed by instrument under Auditor's File Nos. 531431 and 531432, which may be notice of a common plan, as follows:

"No open sewage will ever be permitted, which agreement shall be binding to all successors and assigns of the vendee herein and run as a condition of the ownership of the said property and shall be for the benefit of any and all other owners of other tracts in the aforesaid Plat with the right of such other owners to cause enforcement of this agreement".

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

Tract "B" as shown thereon is hereby dedicated to the public use forever as a source of and protection to a water supply.

E. RESERVATION IN DEED:

Executed by: John A. Ervine and Ruth M. Ervine, husband and wife
Recorded: January 14, 1957
Auditor's No.: 546397
(See copy attached)

F. 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.)

G. 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.

H. 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 Bellingham Channel.

I. Any adverse claim based upon the assertion that any portion of said premises was not tidelands subject to disposition by the State of Washington or that any portion thereof has ceased to be tidelands by reason of erosion or by reason of having to become uplands by accretion.



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