



200611290273
Skagit County Auditor

11/29/2006 Page 1 of 4 3:27PM

WHEN RECORDED RETURN TO
JEFFREY FOUSHEE
9421 LAKE WASHINGTON BOULEVARD NORTHEAST
BELLEVUE, WASHINGTON 98004

CHICAGO TITLE CO. 1C40284 ✓



CHICAGO TITLE INSURANCE COMPANY

1194021

STATUTORY WARRANTY DEED

THE GRANTOR(S)

LOUIS A. MAYS & CAROL ALLENE MAYS WHO ACQUIRED TITLE AS CAROL A. MAYS, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JEFFREY FOUSHEE AND JANA FOUSHEE, HUSBAND AND WIFE

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

Tracts 25 and 26, "DRIFTWOOD TRACTS OF GUEMES ISLAND", according to the plat recorded in Volume 6 of Plats, page 15, records of Skagit County, Washington;
TOGETHER WITH second class tidelands fronting and abutting upon said tracts;
Situated in Skagit County, Washington.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

6059
SKAGIT COUNTY WASHINGTON
REAL ESTATE RECORDS

NOV 29 2006

1602500
BY [Signature]

Abbreviated Legal: Tracts 25 and 26, DRIFTWOOD TRACCTS OF GUEMES ISLAND

Tax Account Number(s): 3905-000-026-0000

Dated: NOVEMBER 22, 2006

*Louis A. Mays by
Carol A. Mays his
attorney in fact*

LOUIS A. MAYS

Carol Allene Mays
CAROL ALLENE MAYS

LPB10/KLC/052006

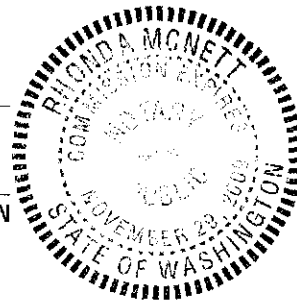
STATE OF WASHINGTON
COUNTY OF Skagit

SS

ON THIS 27th DAY OF November, 2006 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED ~~LOUIS A. MAYS AND CAROL~~
ALLENE MAYS KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT ~~THEY~~ SIGNED AND
SEALED THE SAME AS ~~THEIR~~ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES
AND PURPOSES HEREIN MENTIONED.

Rhonda McNett
NOTARY SIGNATURE

PRINTED NAME: Rhonda McNett
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Anacortes, Wa.
MY COMMISSION EXPIRES ON 11/29/06



STATE OF WASHINGTON
COUNTY OF Skagit

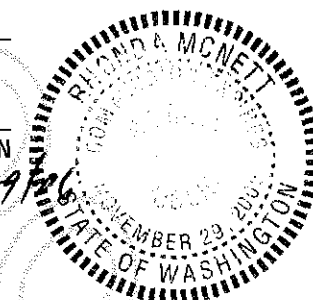
SS

ON THIS 27th DAY OF November, 2006, 2006, BEFORE ME
PERSONALLY APPEARED CAROL A. MAYS KNOWN TO ME TO BE THE INDIVIDUAL
DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR HER SELF AND
ALSO AS ATTORNEY IN FACT FOR LOUIS A. MAYS AND ACKNOWLEDGED THAT SHE
SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR
HER SELF AND ALSO AS HER FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN
FACT FOR SAID PRINCIPAL FOR THE USES AND PURPOSES THEREIN MENTIONED,
AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION
OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT SAID PRINCIPAL IS NOW
LIVING AND IS NOT INSANE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE
WRITTEN.

Rhonda McNett
NOTARY SIGNATURE

PRINTED NAME: Rhonda McNett
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Anacortes, Wa. MY COMMISSION EXPIRES ON 11/29/06



NOTARY/RDA/092100



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1194021

Covenant to bear equal share of the cost of the construction, maintenance or repair of the improvement herein named, easement for which was granted over location herein described by instrument;

Recorded: September 28, 1967
Auditor's No.: 704944, records of Skagit County, Washington
Improvement: Well and facilities
Location: Over and across the Easterly 30 feet of the following described real estate:

Beginning at the East Quarter corner of said Section 2;
thence North 88° 25' 12" West along the East and West centerline
of said Section 2, a distance of 2,703.93 feet to true point of
beginning;
thence South 26° 48' 13" West, a distance 66.32 feet;
thence North 88° 25' 12" West parallel to North line of said Lot 5 to
the shoreline of Bellingham Channel;
thence Northerly along shoreline of Bellingham Channel to North
line of said Government Lot 5;
thence along North line of Lot 5 to point of beginning;

EXCEPT road.

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

Recorded: February 27, 1969
Auditor's No.: 723680, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary
appurtenances
Affects: As surveyed, staked and constructed

Agreement, including the terms and conditions thereof, entered into;

By: Norweco-Singulair System
And Between: Louis Mays and Carol A. Mays
Recorded: February 4, 2003
Auditor's No.: 200302040135, records of Skagit County, Washington
Providing: Skagit County Maintenance Agreement

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 commerce and navigation.

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

EXHIBIT/RDA/0999



200611290273
Skagit County Auditor

11/29/2006 Page

3 of

4 3:27PM

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1194021

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Auditor's No.: 106584, records of Skagit County, Washington
Executed By: State of Washington
Affects: Tidelands only

Determination of the lateral boundaries of the tidelands described herein.

Exceptions and reservations as contained in Instrument:

Recorded: June 23, 1948
Auditor's No.: 419702, records of Skagit County, Washington
Executed By: John A. Ervine

As Follows: This conveyance is made with the specific reservation and by the acceptance hereof with the agreement that 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.

Said land or a portion thereof may lie beneath navigable waters, any portion of said land which lies or which may in the future lie beneath navigable waters is subject to rights of navigation, TOGETHER WITH incidental rights of fishing, boating, swimming, water-skiing and other related recreational purposes generally regarded as corollary to the right of navigation and the use of public waters. See Wilbour vs. Gallagher 77 Washington Decision 2nd, page 307.

EXHIBIT/RDA/0999



200611290273
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11/29/2006 Page

4 of

4 3:27PM