

When recorded return to:

Mr. and Mrs. Francis J. Nagel  
16790 Chilberg Avenue  
La Conner, WA 98257

Recorded at the request of:  
First American Title  
File Number: 90849



200703300166  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS John P. Headlund and Dorothea V. Headlund, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Francis J. Nagel and Susan C. Nagel, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

90849E-1

Abbreviated Legal:

Lot 57 and Ptn. "unlabeled" Tract "A", "SNEE-OOSH, SKAGIT COUNTY, WASH."

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1438  
MAR 30 2007

For Full Legal See Attached Exhibit "A"

11,842.00  
Amount Paid \$  
Skagit Co. Treasurer  
By *BR* Deputy

Subject to covenants, conditions, restrictions and easements as per Exhibit "B" attached hereto and by this reference made a part hereof.

Tax Parcel Number(s): P69676, 4016-000-057-0006

Dated

3/26/07

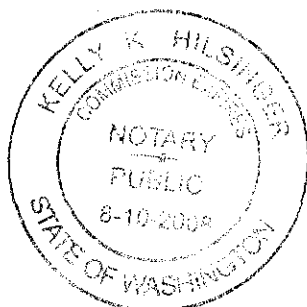
*John P. Headlund*  
John P. Headlund

*Dorothea V. Headlund*  
Dorothea V. Headlund

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John P. Headlund and Dorothea V. Headlund, are 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: 3-26-07



*Kelly K. Hilsinger*

Kelly K. Hilsinger

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 08/10/2008

## EXHIBIT A

Lot 57, "SNEE-OOSH", as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington,

TOGETHER WITH the North 35.5 feet of the following described tract as measured parallel with the South line of said Tract 57:

That portion of the "unlabeled" tract (labeled "Tract A" on the tax rolls of Skagit County) of the plat of "SNEE-OOSH", as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington described as follows:

Begin at the Southeast corner of Lot 57 of said plat (the East line of said lot bearing North 5°23' East) thence South 4°14' West 75.05 feet; thence West 139.12 feet, more or less, to the high water line of Skagit Bay; thence Northerly along said high water line of Skagit Bay to the South line of said Lot 57; thence South 84°37' East along the South line of said Lot 57, a distance of 105.0 feet, more or less, to the Point of Beginning;

TOGETHER WITH those non-exclusive easements conveyed by the Snee-Oosh Land Company to John Headlund, et ux, by document as Auditor's File No. 200604100127.

ALSO TOGETHER WITH a non-exclusive easement for utilities and ingress and egress over and across the driveway existing on January 25, 2006 from a Southerly point on the East line of the above referenced portion of Tract "A" Northerly to the South line of the above described North 35.5 feet, as established by document recorded as Auditor's File No. 200702020009.



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-1)

## EXHIBIT B

A. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

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. 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 Skagit Bay.

### D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: December 15, 1936  
Recorded: March 15, 1937  
Auditor's No.: 287336  
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 described therein and as surveyed staked and laid out.

Said easement includes prohibitions against blasting within 300 feet.

### E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Sewer District No. 1  
Dated: June 28, 1962  
Recorded: July 29, 1963  
Auditor's No.: 638895  
Purpose: Sewer line  
Area Affected: A Westerly portion of subject property

### F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 17, 1988  
Auditor's No.: 8802170015

Said matters include but are not limited to the following:

1. One way road.
2. Mislocated fences, concrete retaining walls, concrete steps.



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## EXHIBIT B

continued

G. Question of the exact width and location of the two easements established of record by Auditor's File No. 200604100127.

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.: 8802120062  
Document Title: V88-003. ORD  
Regarding: Variance regarding setbacks for addition to residence.

Auditor's File No.: 200512120057  
Document Title: Plat Lot of Record Certification  
Regarding: Eligibility "to be considered for development permits".

Auditor's File No.: 200702020008  
Document Title: Quit Claim Deed  
Regarding: Boundary line adjustment approval

END OF EXHIBIT "B"



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