200701170117
Skagit County Auditor
1/17/2007 Page 1 of 3 1:31PM

When recorded return to:

Mr. and Mrs. Emerson Koetje, Mr. and Mrs. David Demeyer, Mr. and Mrs. Jeffery DeMeyer
30712 Giles Road
Darrington, WA 98241

200704190095
Skagit County Auditor
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Recorded at the request of:
First American Title
File Number: 90360

Statutory Warranty Deed

THE GRANTOR Alicejo DeMeyer, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Barbara Koetje and Emerson Koetje, wife and husband; David DeMeyer and Andrea DeMeyer, husband and wife; and Jeffery DeMeyer and Dallas DeMeyer, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Lot 5, "PLAT OF SKAGIT BEACH NO. 2, A REPLAT OF TRACT "D" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON"

FIRST AMERICAN TITLE CO.
90360E

Tax Parcel Number(s): **P69441, 4009-000-005-0008**

Lot 5, "PLAT OF SKAGIT BEACH NO. 2, A REPLAT OF TRACT "D" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 9 of Plats, page 25, records of Skagit County, Washington.

Subject to easements, restricitons or other exceptions hereto attached as Exhibit A

Dated 1-8-07

Alicejo DeMeyer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JAN 17 2007
Amount Paid $6235.00
Skagit Co. Treasurer
By HP

RERECORDED TO ADD LIFE ESTATE ON PAGE 3.

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alicejo DeMeyer, 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: 1-8-07

Notary Public in and for the State of Washington
Residing at Darrington
My appointment expires: 4-21-07

Notary Public
State of Washington
CHERYL A. FROEHLICH
My Appointment Expires Apr. 21, 2007

#1807
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
APR 19 2007
Amount Paid $0
Skagit Co. Treasurer
By Deputy

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EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITION OF:

Grantee:	Drainage District No. 19 of Skagit County
Purpose:	Ingress and egress
Dated:	July 11, 1963
Recorded:	July 17, 1963
Auditor's No.:	638435 and other documents of record

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated:	June 3, 1966
Recorded:	June 9, 1966
Auditor's No.:	683923
Executed By:	Skagit Properties, Inc., a Washington Corp.

Said restrictions were corrected by instrument recorded June 13, 1968, under Auditor's File No. 714706.

C. 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.)

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

Plat/Subdivision Name:	Skagit Beach No. 2
Recorded:	June 15, 1966
Auditor's No.:	684140

Said matters include but are not limited to the following:

1. "The cost of constructing and maintaining all roads, streets and alleys within this Plat and all access roads to this plat, unless the same are dedicated as County roads, shall be the obligation of all owners of the lots in the Plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title to said roads, streets and/or alleys be held. In the event that owners of these lots or the corporate or private owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets, and/or alleys in the road system, said petitioners shall be obligated to bring the same to the County road standards in all respects prior to acceptance by the County."

We note the recording of a right-of-way deed dated July 27, 1978 and recorded July 31, 1978 as Auditor's File No. 884564, in favor of Skagit County in regards to Channel Drive

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2. Typical residential setback lines

3. Staking line

E. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Swinomish Channel.

F. 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.

RESERVATION:
The grantor herein reserves a life estate to herself for her lifetime as long as she resides on the subject property, pays the taxes and utilities thereon, and keeps the house and grounds in good condition.

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