



200708210096  
Skagit County Auditor

8/21/2007 Page 1 of 2 1:37PM

When recorded return to:

Nathan C. Bergeman  
3604 83<sup>rd</sup> Place NE  
Marysville, WA 98270

Recorded at the request of:  
First American Title  
File Number: B90094a

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B90094AE

THE GRANTOR Sean Weilbacher, a single man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nathan C. Bergeman, an unmarried man as his separate est. the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 4, Township 35, Range 4; Ptn. S 1/2 - NW 1/4

Tax Parcel Number(s): P35769, P35770, 350404-2-002-0005, 350404-2-003-0004

That portion of the South 1/2 of the Northwest 1/4 of Section 4, Township 35 North, Range 4 East, W.M., lying South of the Samish River;

EXCEPT that certain 100 foot strip conveyed to the Fairhaven and Southern Railroad Company (now county road) by deed dated September 22, 1891, recorded October 8, 1891 in Volume 21 of Deeds, page 570, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated 8-13-2007

Sean Weilbacher  
Sean Weilbacher

3987  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 21 2007

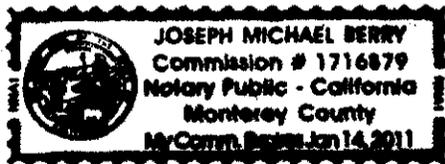
Amount Paid \$ 1340.00  
By Skagit Co. Treasurer Deputy  
[Signature]

STATE OF California }  
COUNTY OF MONTEREY } SS:

I certify that I know or have satisfactory evidence that Sean Weilbacher, 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: 8/13/07

Joseph Michael Berry  
Notary Public in and for the State of California  
Residing at 799 LIGHTHOUSE MONTEREY CA 93940  
My appointment expires: JAN 14, 2011



**Schedule "B-1"**

**EXCEPTIONS:**

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Samish River

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.)

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 Nos.: 9809030038 and 9809030039  
Document Title: Lot Certifications  
Regarding: Eligibility for conveyance and development permits



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