



200711200111

Skagit County Auditor

11/20/2007 Page

1 of

3 1:42PM

When recorded return to:

Marian J. Thomas
6324 West Shore Road
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number A93061

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A93061E-1

THE GRANTOR Virgil Hoff, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Marian J. Thomas, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 1 and all of Lot 2, "DRIFTWOOD TRACTS OF GUEMES ISLAND"

Tax Parcel Number(s): P65120, 3905-000-002-0008

Lot 2 and the Southerly 10 feet, as measured at right angles to the South line of Tract 1, of the plat of "DRIFTWOOD TRACTS OF GUEMES ISLAND, SKAGIT CO., WASH.", as per 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 as conveyed by the State of Washington in instrument recorded under Auditor's File No. 106584, records of Skagit County, Washington.

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

Dated 11/13/2007


Virgil D. Hoff

5343
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

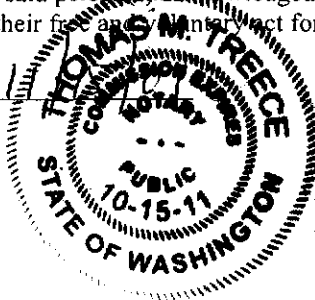
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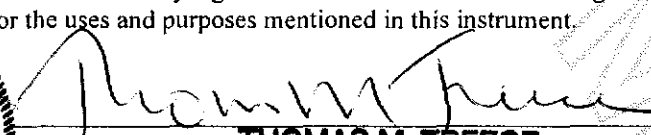
Amount Paid \$ 14,156.00
By MF Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Virgil Hoff, 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: 11/13/2007




THOMAS M. TREECE
Notary Public in and for the State of Washington
Residing at Belleview
My appointment expires: 11-15-11

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: March 9, 1951
Recorded: March 29, 1951
Auditor's No: 458628
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, 531432 and 549887, 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 of 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. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ernest Knittal and Ada Knittal, husband and wife
And: Mildred Robertson, a single woman, et al
Dated: September 16, 1957
Recorded: September 16, 1957
Auditor's No.: 556100
Regarding: Mutual easement and covenants necessary to maintain and locate certain water district property
Affects: Includes other property



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

Recorded: November 15, 1990
Auditor's No.: 9011150003
Affects: Portion of the subject property

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

Recorded: February 18, 1992
Auditor's No.: 9202180064
Affects: North 10 feet of subject property

H. RESERVATION CONTAINED IN DEED:

Executed by: Hwa-Tsun Feng and Frances W. Feng, husband and wife
Recorded: May 3, 1991
Auditor's No.: 9105030095

I. 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.)

J. 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.

K. 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.

L. Any adverse claim based upon the assertion that any portion of said land was not shoreland subject to disposition by the State of Washington, or that any portion thereof has ceased to be shorelands by reason of erosion or by reason of having become upland by accretion.

Rights and easements for commerce, navigation and fishery.



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