

When recorded return to:

Mr. and Mrs. Dale A. Hirzel
4108 San Juan Boulevard
Anacortes, WA 98221



200803280116
Skagit County Auditor

3/28/2008 Page 1 of 3 1:54PM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A94327

GUARDIAN NORTHWEST TITLE CO.

A94327E-1

Statutory Warranty Deed

THE GRANTOR James A. Schemmer, a married 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 Dale A. Hirzel and Patricia E. Hirzel, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 26, "POINTE DIVISION 3"

Tax Parcel Number(s): P95593, 4545-000-026-0005

Lot 26, "POINTE DIVISION 3", according to the plat thereof recorded in Volume 14 of Plats, pages 151 and 153, records of Skagit County, Washington.

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

Dated 3/21/2008

James A. Schemmer

965
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAR 23 2008
14,245.00
By MF

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James A. Schemmer, 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: 3-26-08

Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2009

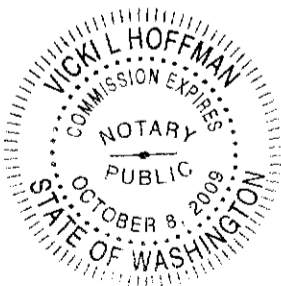


EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: The Pointe, Div No. 3
Recorded: November 5, 1990
Auditor's No: 9011050014

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Recorded: December 19, 1989
Auditor's No: 8912190053
Executed by: San Juan Fidalgo Holding Co., Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Recorded: September 12, 1990
Auditor's No: 9009120079

C. TERMS AND PROVISIONS OF CONTRACT:

By: O.B. McCorkle and Esther M. McCorkle, husband and wife
And Between: Del Mar Community Services, Inc., a Washington Corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: San Juan Fidalgo Properties, Inc., a Washington Corporation
And: San Juan Fidalgo Holding Co., Inc., a Washington Corporation; Rancho San Juan, Inc., a Washington Corporation; San Juan Fidalgo Development Co., Inc., a Washington Corporation, and Del Mar Community Service, Inc., a Washington Non-Profit Corporation
Dated: February 1, 1990
Recorded: April 13, 1990
Auditor's No: 9004130116



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E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Adjoining property owned by the Grantors herein
Recorded: April 24, 1990
Auditor's No.: 9004240050
For: Access

F. RESTATED BYLAWS OF POINTE ONE HOMEOWNER'S ASSOCIATION:

Recorded: March 6, 2002
Auditor's No.: 200203060143



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