

When recorded return to:

Edward Black, Jr.  
905 Rocky Point Drive  
Camano Island, WA 98282

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A95713



200901150070

Skagit County Auditor

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**Statutory Warranty Deed**

**GUARDIAN NORTHWEST TITLE CO.**

**THE GRANTORS** John-Paul R. Cox and Stephanie A.J. Cox, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Edward Black, Jr., a single man** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 56, "PLAT OF CHEASTY'S BIG LAKE TRACTS"

Tax Parcel Number(s): P64457, 3882-000-056-0000

Lot 56, "PLAT OF CHEASTY'S BIG LAKE TRACTS", according to the recorded plat thereof in Volume 4 of Plats, page 49, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Tract; thence Northerly along the East line of said Tract, a distance of 2 feet; thence Westerly running par with the southern line of said Tract, a distance of 95 feet; thence Northerly running par with the East line of said Tract, a distance of 4 feet; thence Westerly and running par with the Southerly line of said Tract to the Westerly line of said Tract, a distance of 6.35 feet, more or less; thence Southerly along the Westerly line of said Tract to the Southwest corner of said Tract; thence Easterly along the Southerly line of said Tract to the point of beginning.

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

Dated 1/07/2009

John-Paul R. Cox

Stephanie A.J. Cox

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

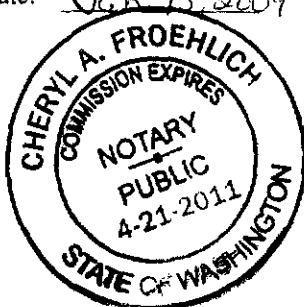
125  
JAN 15 2009

STATE OF Washington  
COUNTY OF Skagit } SS:

Amount Paid \$ 13,978.00  
By John Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that John-Paul R. Cox and Stephanie A.J. Cox, 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: Jan 15, 2009



Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10/08/2009 4-21-11

## EXHIBIT A

### EXCEPTIONS:

A. Overflow rights conveyed to Day Lumber Creek Company under order of the Department of Public Lands, dated April 7, 1924, and recorded under Auditor's File No. 173578, records of Skagit County, Washington.

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. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By:	Skagit County
Recorded:	November 8, 1982
Auditor's No.:	8211080040
Document Title:	Order
Regarding:	Shoreline setbacks

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By:	Skagit County
Recorded:	August 16, 1994
Auditor's No.:	9408160040
Document Title:	Order
Regarding:	Shoreline variance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By:	Donald L. Peterson
Recorded:	June 15, 1995
Auditor's No.:	9506130033
Document Title:	Order
Regarding:	Shoreline variance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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