



200906040046

Skagit County Auditor

6/4/2009 Page

1 of

3 10:09AM

When recorded return to:

Lucy Rigg McAdams  
13232 Riviera PL NE  
Seattle, WA 98125

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number: A97355

## Statutory Warranty Deed

A97355-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Margaret Adelia Blom, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lucy Rigg McAdams, a married woman as her sole and separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 35, Range 1; Ptn. SW SW; and  
Section 13, Township 35, Range 1; Ptn. Gov. Lot 1

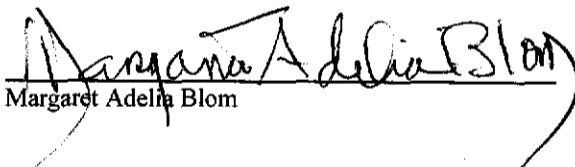
Tax Parcel Number(s): P31397, 350112-0-062-0009, P31483, 350113-0-008-0005, P31500, 350113-0-022-0007

Beginning at a point on the South line of Section 12, Township 35 North, Range 1 East, W.M., which point is 1,179.53 feet East of the Southwest corner of said section; thence North 653.53 feet; thence East 100 feet; thence South to the meander line of Guemes Channel; thence Westerly along said meander line to a point due South of the point of beginning; thence North to the point of beginning, EXCEPT County Road along the North side of said described premises.

ALSO tidelands of the second class, situate in front of and abutting said lands above described.


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

Dated 5/27/2009

  
Margaret Adelia Blom

1596  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

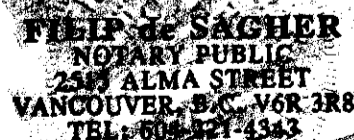
JUN 04 2009

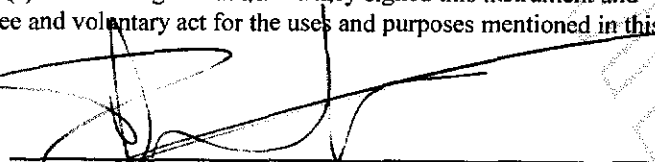
Amount Paid \$ 8638.00  
By  Deputy  
Skagit Co. Treasurer

PROVINCE  
STATE OF BRITISH COLUMBIA  
COUNTY OF VANCOUVER } SS:  
CITY

I certify that I know or have satisfactory evidence that Margaret Adelia Blom, 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: Nov 29 2009

  
Philip de Sacher  
NOTARY PUBLIC  
2303 ALMA STREET  
VANCOUVER, B.C. V6R 3R8  
TEL: 604 321-4343

  
Notary Public in and for the State of Province of B.C.  
Residing at VANCOUVER BC  
My appointment expires: N/A

# EXHIBIT A

## EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 216419, 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)

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. 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.

D. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

E. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 20, 2006  
Auditor's No.: 200612200124

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

Recorded: May 15, 2007  
Auditor's No.: 200705150131  
Regarding: Reasonable Use Exception Determination

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.

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

Executed By: Margaret Blom  
Recorded: March 12, 2008  
Auditor's No.: 200803120099  
Regarding: Protected Critical Area Site Plan

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

Executed By: Margaret A. Blom  
Recorded: July 23, 2008  
Auditor's No.: 200807230033  
Regarding: Special Flood Hazard Area

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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