

When recorded return to:

Mr. & Mrs. Nicholas H. Allison  
652 W. Galer Street  
Seattle, WA 98119



200906250152  
Skagit County Auditor  
6/25/2009 Page 1 of 4 4:18PM

**STATUTORY WARRANTY DEED**

CHICAGO TITLE CO.

THE GRANTOR(S) HERITOR INC., a Washington corporation

620004320

for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration

in hand paid, conveys, and warrants to NICHOLAS H. ALLISON and NANCY E. FOX, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Ptn Tract B, Holiday Hideaway No. 1

See attached for complete legal description and Special Exceptions.

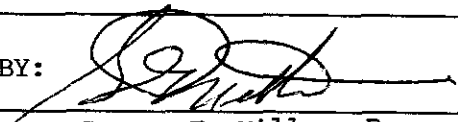
Abbreviated Legal: (Required if full legal not inserted above)

Tax Parcel Number(s): 3926-009-002-0004

Dated: June 19, 2009


Heritor Inc.

BY:

  
George E. Miller, Pres.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1864  
JUN 25 2009

Amount Paid \$ 15,669.00  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington

COUNTY OF King

ss.

I certify that I know or have satisfactory evidence that

George E. Miller

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the President of Heritor Inc. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

6/23/09

*[Handwritten Signature]*

Notary name printed or typed:

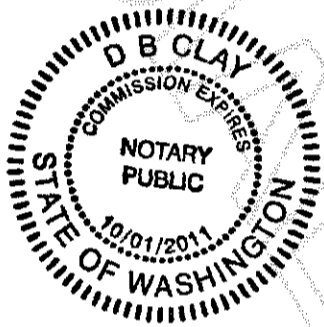
Notary Public in and for the State of Washington

Residing at

*[Handwritten Address]*

My appointment expires:

10/1/11



DOCUMENT



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Skagit County Auditor

EXHIBIT "A"

PARCEL A:

Tract "B", PLAT OF HOLIDAY HIDEAWAY NO. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 36 through 42, records of Skagit County, Washington;

EXCEPT that portion thereof described as follows:

Beginning at a point on the Easterly line of said Tract "B" lying South 26°42'09" West thereon 195.35 feet from the most Easterly corner of said Tract "B";  
thence continuing South 26°42'09" West a distance of 343.34 feet, more or less, to the approximate line of ordinary high tide;  
thence Northwesterly along said approximate line of ordinary high tide 350 feet, more or less, to a point of intersection with a line, produced Southwesterly, lying 100 feet Northwesterly of and parallel with the Northwesterly line of the Tract described in Deed recorded in Volume 351 of Deeds, page 726, under Auditor's File No. 676873, records of Skagit County, Washington;  
thence North 70°24'58" East a distance of 325 feet, more or less, to a point in the center line of Cypress Drive as shown on said plat;  
thence Southeasterly, along said center line 100 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

An easement for purposes of ingress, egress, drainage and utilities over, under, through and across that portion of Tract "B" in the PLAT OF HOLIDAY HIDEAWAY NO. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 36 through 42, records of Skagit County, Washington; described as follows:

Commencing at the most Easterly corner of said tract;  
thence South 26°42'09" West along the Southeasterly line of said tract 195.35 feet to the center line of Cypress Way and the point of beginning;  
thence continuing South 26°42'09" West along said Southeasterly line 26.23 feet;  
thence South 70°24'58" West 144.57 feet to the beginning of a curve to the left with a radius of 20.00 feet;  
thence Southwesterly and Southerly along said curve through a central angle of 90°00'00" an arc distance of 15.71 feet to a point of tangency;  
thence South 19°35'02" East a distance of 25.36 feet to intersect the arc of a curve at a point from which the center lies South 10°24'58" West and 40.00 feet distant;  
thence Southeasterly, Southwesterly, Northwesterly and Northwesterly along said curve to the right through a central angle of 300°00'00" an arc distance of 209.44 feet;  
thence North 19°35'02" West a distance of 55.36 feet to the beginning of a curve to the right with a radius of 30.00 feet;  
thence Northeasterly along said curve through a central angle of 90°00'00" an arc distance of 47.12 feet to a point of tangency;  
thence North 70°24'58" East a distance of 193.65 feet to intersect the center line of said Cypress Way at a point on a curve from which the center lies North 72°48'04" East and 300.00 feet distant;  
thence Southerly along said center line and along said curve through a central angle of 4°10'41" an arc distance of 21.88 feet to the point of beginning;

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SPECIAL EXCEPTIONS

1. Easement dedicated on the face of said plat;  
For: Slopes for cuts and fills and the right to drain where water might take a natural course  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads
2. Easement delineated on the face of said plat;  
For: Roadway, utilities, drainage and bridal trails
3. Easement, including the terms, covenants, and provisions thereof, created by instrument  
Recorded: April 10, 1969  
Auditor's No.: 725226, records of Skagit County, WA  
In favor of: Present and future owner's of portion of Tract B, Holiday Hideaway No. 1, in Volume 8, pages 36 through 42  
For: Ingress, egress, drainage and utilities
4. Exceptions and reservation of minerals, mineral rights, fossils, etc., in deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds at pages 633, 267 and 113.
5. Declaration of Service, including the terms and conditions thereof, entered into  
By: Guemes Island Water Company, Inc.  
Recorded: February 23, 1989  
Auditor's No.: 8902230048, records of Skagit County, WA  
Providing: For water hook-ups  

Said declaration was modified by instruments recorded January 23, 1990 and March 2, 1990, under Auditor's File Nos. 9001230041 and 9003020041.
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
Recorded: February 23, 1989  
Auditor's No.: 8902230048, records of Skagit County, WA  
Imposed by: Guemes Island Water Company, Inc.
7. Restrictions contained on the face of said plat, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development, disclosed in instrument  
Recorded: July 31, 1970  
Auditor's No.: 741782, records of Skagit County, WA  
Imposed by: Guemes Island Beach Club
9. 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 OR to use any portion of the land which is now or may formerly have been covered by water.
10. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
11. Any question that may arise due to shifting or change of the line of high water of Guemes Channel OR due to said channel having shifted or changed its line of high water.
12. Any matters arising from the location of a fence or fences along the Southerly portion of said premises as delineated on the face of a survey recorded February 12, 2008, under Auditor's File No. 200802120001, records of Skagit County, Washington.



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