



200912090098

Skagit County Auditor

When recorded return to:

12/9/2009 Page 1 of 2 3:26PM

Mr. and Mrs. Carl Vernon Ullman
1218 Buck Is. Drive
Klamath Falls, OR 97601

Recorded at the request of:

File Number: A98535

Statutory Warranty Deed

A98535-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Randolph W. Tynes and Mary Wynne Leon, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carl Vernon Ullman and Rebecca Hollmeyer Ullman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

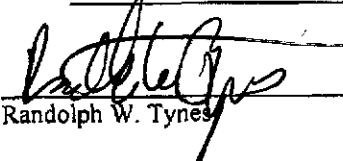
Lot 21, "PLAT OF POTLATCH BEACH"

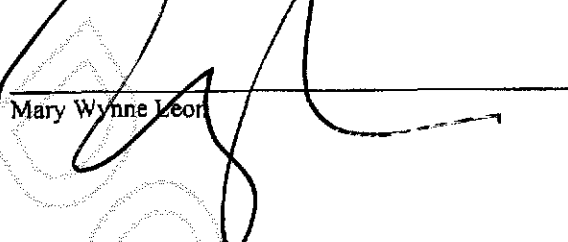
Tax Parcel Number(s): P68049, 3967-000-021-0000

That portion of Lot 21, "PLAT OF POTLATCH BEACH", as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide.

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

Dated 11/23/2009

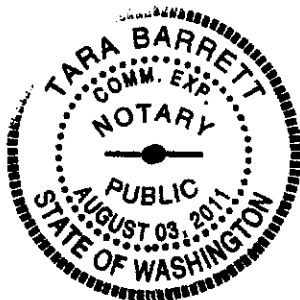

Randolph W. Tynes

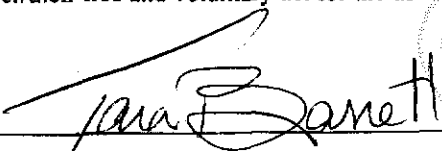

Mary Wynne Leon

STATE OF Washington
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Randolph W. Tynes and Mary Wynne Leon, 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: 11/24/2009




Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 08/03/2011

3786
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 09 2009


8015.00


EXHIBIT A

EXCEPTIONS:

A. All rights which riparian owners and other members of the public may have to use shorelands, tidelands, or so much of the water of a contiguous body of water or area, which is or has been navigable, for navigation and general recreation purposes.

B. Exceptions and reservations contained in Deeds from the State of Washington, under which title to a portion of said premises comprising tidelands is claimed, recorded under Auditor's File Numbers 87523, 87524 and 403142, whereby the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the State, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering.

C. An easement for laying, constructing, maintaining, repairing and replacing water pipe lines, in favor of: H. B. Nelson and Ida M. Nelson, husband and wife, affecting the East 10' of Lots 19-56 as reserved by various documents of record.

D. An easement for access to the beach in favor of owners in Potlatch Beach, affecting Lots 19-23, as disclosed by various documents of record.

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

Recorded: July 19, 1990
Auditor's No.: 9007190008

Said matters include but are not limited to the following:

1. Encroaching fence line running along the Northerly line.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Public Utility District No. 1 of Skagit County
And:	Richard H. Leon and Carolyn V. Leon, or its successor or assigns
Recorded:	January 25, 2001
Auditor's No.:	200101250057
Regarding:	Water Service



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