



200912230028  
Skagit County Auditor

12/23/2009 Page 1 of 3 10:34AM

When recorded return to:

Fidalgo Blue Moon, LLC  
P.O. Box 1709  
Oak Harbor, WA 98277

Recorded at the request of:

File Number: A98856

# Statutory Warranty Deed

A98856

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Don L. McKee and Billie V. McKee, General Partners of the The Don L. & Billie V. McKee Family Limited Partnership, a Washington limited partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fidalgo Blue Moon LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 5-12, in Blocks 20, 21 and 27, "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A." and second class tidelands adjoining

For Full Legal See Attached Exhibit "A"

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "B"

Tax Parcel Number(s): P73518, 4109-020-012-0006, P73520, 4109-021-012-0004, P73536, 4109-027-012-0001, P20418, 340217-0-040-0001, P20417, 340217-0-039-0004

Dated 12/15/2009

The Don L. & Billie V. McKee Family Limited Partnership

By: Don L. McKee, General Partner

By: Billie V. McKee, General Partner

3930

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

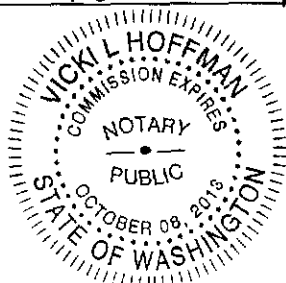
DEC 23 2009

Amount Paid \$ 18,695.00  
Skagit Co. Treasurer  
By *hbm* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don L. McKee and Billie V. McKee is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the General Partners of The Don L. & Billie V. McKee Family Limited Partnership to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-21-09



Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-13

## EXHIBIT A

### PARCEL "A":

Lots 5 to 12 inclusive, Block 20, EXCEPT those portions conveyed to Skagit County for road purposes by deeds recorded July 16, 1946 and October 8, 1946, under Auditor's File Nos. 394001, 394002 and 396827, respectively; also Lots 5 to 12 inclusive, Block 21, and also Lots 5 to 12, inclusive, Block 27, "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated Miller Street, and vacated Fidalgo Street which upon vacation attached to said premises by operation of law;

EXCEPT any portion of said premises lying below the meander line or the line of mean high tide (whichever is the farthest out);

ALSO EXCEPT that portion of the South ½ of vacated Wilkes Street appurtenant to Lot 12 of said Block 20 as conveyed to Sydney B. Mallet, et ux, by deed recorded as Auditor's File No. 200107110150.

### PARCEL "B":

That portion of the tidelands of the second class extending to the line of extreme low tide situate in front of, adjacent to or abutting upon that portion of the Government meander line in front of Lot 1, Section 20, Township 34 North, Range 2 East, W.M., described as follows:

"Tidelands of the second class extending to the line of extreme low tide situate in front of, adjacent to or abutting upon Lots 5 to 12, inclusive, Block 27, "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.



200912230028  
Skagit County Auditor

12/23/2009 Page 2 of 3 10:34AM

EXHIBIT "B"

**EXCEPTIONS:**

A. 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.)

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91418 and 125619, 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.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

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

Recorded: May 17, 2007  
Auditor's No.: 200705170099

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

Recorded: October 29, 2003  
Auditor's No.: 200310290075

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

Recorded: May 8, 2001  
Auditor's No.: 200105080105



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