

When recorded return to:

Karie Lynn Prescott
1271 Upton Place
Los Angeles, CA



201004260173
Skagit County Auditor

4/26/2010 Page 1 of 2 3:47PM

Recorded at the request of:

File Number: A98105

Statutory Warranty Deed

A98105-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Carol A. Tallman, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Karie L. Prescott, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 25, "PLAT OF POTLATCH BEACH DIVISION 2"

Tax Parcel Number(s): P77602, 4179-000-025-0008

Lot 25, "PLAT OF POTLATCH BEACH DIVISION 2", according to the plat thereof recorded in Volume 10 of Plats, page 8, records of Skagit County, Washington.

TOGETHER WITH a 1/75th undivided interest in the tidelands lying in front of and abutting upon Lots 19 through 56, inclusive, original Plat of Potlatch Beach, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for access to the beach, over and across Lot 19 and the Westerly 20 feet of Lots 20 and 21, in said Plat of Potlatch Beach, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

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

Dated 9/29/2009

Carol A. Tallman
Carol A. Tallman

1131
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 26 2010

Amount Paid \$ *4811.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carol A. Tallman, 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: 10-1-09

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-13

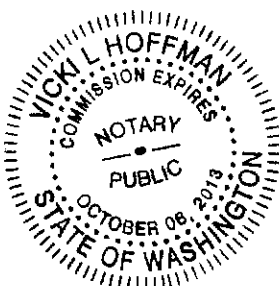


EXHIBIT A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 27, 1974, July 14, 1971, February 28, 1986 and August 21, 1999
Recorded: March 27, 1974, April 3, 1974, February 28, 1986 and September 7, 2000
Auditor's No: 798397, 798725, 8602280030 and 200009070011
Executed by: H.B. Nelson and Ida M. Nelson, husband and wife

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: Potlatch Beach Div. 2
Recorded: September 21, 1971
Auditor's No: 758305

Said matters include but are not limited to the following:

1. The right granted to the public to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.
2. Tracts 19 and 20 and tract "a" are designated on the face of the plat as pollution control areas.
3. The face of the plat contains the following:
"No septic tank drainfields to be constructed in pollution control area."
4. Temporary easement as delineated on the face of said plat for cul-de-sac to be discontinued when Totem Trail Road is extended.
5. Easement for drainage affecting the West 10 feet of Lot 13.
6. Easement for utilities affecting the West 10 feet of Lot 11.



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