



201008300134

Skagit County Auditor

8/30/2010 Page 1 of 2 3:49PM

When recorded return to:

Eli W. Neider  
13340 Satterlee Road  
Anacortes, WA 98221

Recorded at the request of:

File Number: A100081

## Statutory Warranty Deed

A100081-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Andre Souang, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eli W. Neider, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1-4, Block 2, "SIMILK BEACH, SKAGIT CO., WASH."

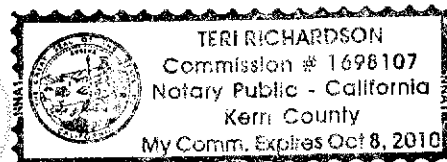
Tax Parcel Number(s): P69220, 4001-002-004-0003

Lots 1 through 4, inclusive, Block 2, "SIMILK BEACH, SKAGIT CO., WASH.", as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8/16/2010

Andre Souang  
Andre Souang



STATE OF California }  
COUNTY OF San Luis Obispo } SS:

I certify that I know or have satisfactory evidence that Andre Souang, 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: 8-27-10

Teri Richardson  
Printed Name: Teri Richardson  
Notary Public in and for the State of California  
Residing at Cambria CA  
My appointment expires: OCT 8, 2010

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2631  
AUG 30 2010

Amount Paid \$ 3369.20  
Skagit Co. Treasurer  
By mm Deputy

# EXHIBIT A

## EXCEPTIONS:

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Similk Beach Development Company  
Recorded: January 10, 1935  
Auditor's Nos.: 266914  
Purpose: Water and sewer pipe lines and telephone and electric transmission lines  
Area Affected: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

B. Restrictive covenants contained in Deed recorded under Auditor's File No. 225146, through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.

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

Executed By: Andre Souang  
Recorded: December 5, 2008  
Auditor's No.: 200812050030  
Regarding: Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems

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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