

When recorded return to:

Howard Lee Riback and Donna Lynn Lewis
1920 West King Edward Ave
Vancouver, BC V6J 2W6

Recorded at the request of:

File Number: A100857



201011300129

Skagit County Auditor

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Statutory Warranty Deed

A100857-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jerrel C. Barto and Janice D. Barto, Trustees of the Jerrel C. and Janice D. Barto Living Trust dated March 18, 1991 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Howard Lee Riback and Donna Lynn Lewis, husband and wife, as tenants in common, each with an undivided 50% interest the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Blocks 320 and 321, "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASH."

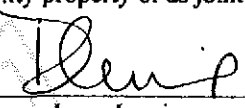
For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P73460, 4106-321-007-0305, P19634, 340124-0-023-0004

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as tenants in common, each with a 50% undivided interest, and not as community property or as joint tenants.


Howard Lee Riback


Donna Lynn Lewis

Dated 11/22/2010

Barto Living Trust

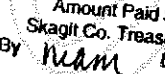

By: Jerrel C. Barto, Trustee


By: Janice D. Barto, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3601

NOV 30 2010

Amount Paid \$ 29,375.⁰⁰
By  Skagit Co. Treasurer
Deputy

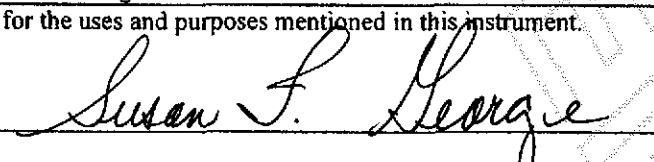
STATE OF California }
COUNTY OF ORANGE } SS:

I certify that I know or have satisfactory evidence that

Jerrel C. Barto and Janice D. Barto 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 Trustees of The Barto Living Trust

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/26/2010


Notary Public in and for the State of California

Residing at NEWPORT BEACH, CA

My appointment expires: 6/29/2013



EXHIBIT A

PARCEL "A":

The South 150 feet (as measured at right angles to the centerline of Starr Street), of Tract "X"; described below.

PARCEL "B":

An undivided one half interest in those tidelands of the second class, situate in front of, adjacent to or upon that portion of the government meander line as described in that certain instrument from Fred Eyre, a widower, to Fred Morelan and Kathryn Morelan, husband and wife, recorded August 30, 1926, under Auditor's File No. 196865, records of Skagit County, Washington, and in that certain instrument from Agaton Olson and Bertha Olson, husband and wife, to Fred Morelan and Kathryn Morelan, husband and wife, recorded November 14, 1927, under Auditor's File No. 208598, records of Skagit County, Washington, abutting the North 35 feet of the South 185 feet (as measured at right angles to the centerline of Starr Street) of Tract "X" described below.

Tract "X":

Lots 1 to 14, inclusive, of vacated Block 320, and Fractional Lots 1 to 7, inclusive, of vacated Block 321, of "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASH.", as per plat recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington.

TOGETHER WITH the vacated alleys of both Block 320 and 321, all of vacated Oliver Avenue between said Blocks 320 and 321, the vacated West $\frac{1}{2}$ of Woodland Avenue abutting Block 320, the vacated South $\frac{1}{2}$ of Stewart Street and the vacated North $\frac{1}{2}$ of Starr Street lying West of the centerline of Woodland Avenue which upon vacation reverted to said premises by operation of law,

ALSO TOGETHER WITH the South $\frac{1}{2}$ of the vacated North $\frac{1}{2}$ of Stewart Street lying East of the West line of the Southerly extension of the West line of the alley in Block 298 of said plat and lying Westerly of the centerline of Woodland Avenue as shown on said Potter's Plat to Fidalgo City,

AND ALSO TOGETHER WITH those tidelands of the second class, situate in front of, adjacent to or upon that portion of the Government meander line as described in that certain instrument from Fred Eyre, a widower, to Fred Morelan and Kathryn Morelan, husband and wife, dated August 18, 1926 and recorded August 30, 1926, under Auditor's File No. 196865, and in that certain instrument from Agaton Olson and Bertha Olson, husband and wife, to Fred Morelan and Kathryn Morelan, husband and wife, dated October 28, 1928 and recorded November 14, 1927, under Auditor's File No. 208598.

EXCEPT the East 130 feet thereof;

ALSO EXCEPTING from the above, those portions conveyed to Goodyear Nelson Hardwood Lumber Co., Inc., by those instruments recorded June 18, 1969, under Auditor's File Nos. 727847 and 727848, records of Skagit County, Washington.



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EXHIBIT "B"

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File Nos. 150572 and 208198, 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.

B. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein

C. 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.)

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	George E. Morelan, et ux
Recorded:	February 16, 1978
Auditor's No.	873910
Purpose:	Utilities
Area Affected:	Exact width and location not disclosed on the record

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Cecil C. Thomas and D. June Thomas, husband and wife and/or assigns
Recorded:	March 16, 1995
Auditor's No.	9503160042
Purpose:	Septic line and drain field
Area Affected:	Exact location and width not disclosed

Said easement amended Auditor's File No. 8305250021 and was amended by Auditor's File No. 200002150072.



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

Recorded: October 20, 1994
Auditor's No.: 9410200001

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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

Name: Survey
Recorded: March 25, 1996
Auditor's No.: 9603250098

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

Name: Survey
Recorded: March 4, 2009
Auditor's No.: 200903040068



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