

When recorded return to:  
P. Richard Moore  
306 Tillicum Way  
Camano Island, WA 98282



201102180037  
Skagit County Auditor

2/18/2011 Page 1 of 3 10:28AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 101447

### Statutory Warranty Deed

101447

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR David B. McLaughlin, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to P. Richard Moore, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 3, 4, 5, 6, 19, 20, 21 and 22, Block 48, "THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, 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): P73795, P73796, 4114-048-020-0000, 4114-048-022-0008

Dated 2/18/2011

David B. McLaughlin  
David B. McLaughlin

NOTARY PUBLIC  
STATE OF WASHINGTON  
KAREN ALDERSON  
My Appointment Expires Mar 28, 2011

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David B. McLaughlin, 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: 2-18-11

Karen Alderson  
Printed Name: Karen Alderson  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 3-28-11

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
#468

FEB 18 2011

Amount Paid \$ 450.00  
Skagit Co. Treasurer  
By AMM Deputy

## EXHIBIT A

### PARCEL "A":

Lots 3, 4, 21 and 22, all in Block 48, "THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASH.", as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

TOGETHER WITH the vacated alley lying between said lots, pursuant to the City of Hamilton vacation recorded on October 12, 1925 under Auditor's File No. 193255.

### PARCEL "B":

Lots 5, 6, 19 and 20, all in Block 48, "THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASH.", as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington.

TOGETHER WITH the vacated alley lying between said lots, pursuant to the City of Hamilton vacation recorded on October 12, 1925 under Auditor's File No. 193255.



**Exhibit "B"**

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY(S):**

Name: Surveys  
Recorded: May 18, 1995 and June 16, 1999  
Auditor's No.: 9505180072 and 9906160069

B. 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.)

C. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.



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