



201110180137
Skagit County Auditor

10/18/2011 Page 1 of 2 211:04AM

When recorded return to:
Denise E. Estrada
1004 Commercial Avenue, PMB #446
Anacortes, WA 98221

Recorded at the request of:

File Number: A102593

Statutory Warranty Deed A102593
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert Lee Schwager, Nancy Carolyn Schwager, Sandra Joyce Seematter, or Karen Lynn Ali, Trustees of the Schwager Living Trust, dated May 23, 2008 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Denise E. Estrada, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 5, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8"

Tax Parcel Number(s): P68393, 3979-000-005-0006

Lot 5, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8", as per plat recorded in Volume 8 of Plats at pages 34 and 35, in the records of Skagit County, State of 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 10/10/2011

Schwager Living Trust

Karen Lynn Ali
By: Karen Lynn Ali, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 3114

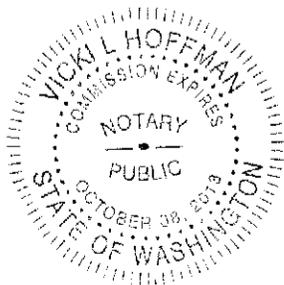
OCT 18 2011

Amount Paid \$ 5344
Skagit Co. Treasurer
By AMM Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Karen Lynn Ali
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Trustee
of The Schwager Living Trust, dated May 23, 2008 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 10-12-11



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

EXHIBIT A

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. Terms and Provisions of that certain contract dated July 19, 1962 made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963 under Auditor's File No. 630694. For the full particulars of said instrument, we refer you to the recorded document.

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

Recorded: May 24, 1990
Auditor's No: 9005240023

D. Right of 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 re-routing 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.

E. Any tax, fee, assessments or charges as may be levied by Del Mar Community Services.



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