

When recorded return to:  
Robert Paul Marshall and Terry Lynn Marshall  
147 Center Boulevard  
Richland, WA 99352



201110310116  
Skagit County Auditor

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Recorded at the request of:

File Number: A102287

### Statutory Warranty Deed

A102287

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Bond Family Limited Liability Company, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE** Robert Paul Marshall and Terry Lynn Marshall, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 26, Township 36 North, Range 1 East; Ptn. Gov't Lot 1 (aka Tract E SP# 521-81)

**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): P46539, 360126-0-001-0006, P108027, 360126-1-001-0500, P108038, 360126-1-051-0200

Dated 10/03/2011

Bond Family Limited Liability Company


  
By: Roswell M. Bond, Member

  
By: Elizabeth Bond Lehr, Member

  
By: Anne Majette del Valle, Member

  
By: Thomas J. Bond, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113267  
OCT 31 2011

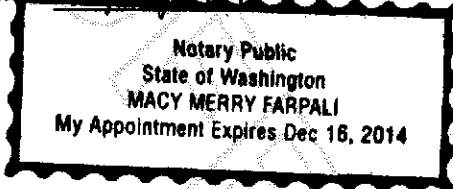
Amount Paid \$ 39,930.40  
Skagit Co. Treasurer  
By  Deputy

Order No:

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Roswell M. Bond is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of the Bond Family Limited Liability Company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/12/2011

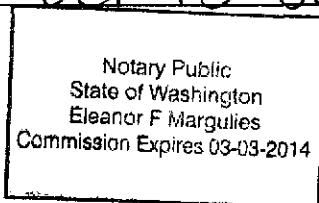


Macy Merry Farpali  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 12/16/2014

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Elizabeth Bond Lehr is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Member of the Bond Family Limited Liability Company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Oct 13<sup>th</sup> 2011

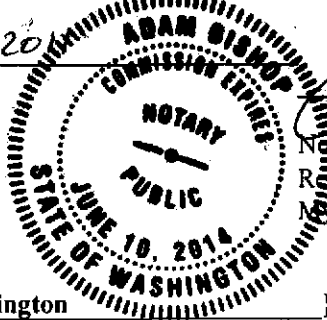


Eleanor F Margulies  
Notary Public in and for the State of Washington  
Residing at 2800 3<sup>rd</sup> Ave, Seattle  
My appointment expires: 03-03-2014

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Anne Majette del Valle is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Member of the Bond Family Limited Liability Company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-13-2011

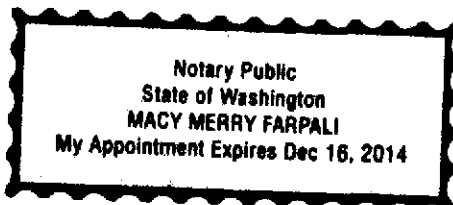


Adam Bishop  
Notary Public in and for the State of Washington  
Residing at King County - JP Morgan Chase  
My appointment expires: 6-10-2014

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Thomas J. Bond is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of the Bond Family Limited Liability Company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/12/2011



Macy Merry Farpali  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 12/16/2014



## EXHIBIT A

### PARCEL "A":

Tract "E" of Short Plat No. 521-81, approved January 3, 1985, recorded February 7, 1986, in Volume 7 of Short Plats, page 71, under Auditor's File No. 8602070072, records of Skagit County, Washington, being a portion of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., including the tideland of the second class abutting thereon, EXCEPT and portion of said tidelands lying South of the Easterly extension of the North line of the South 400 feet of said Government Lot 1.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across Tract "G" (Forest Lane), as shown on the face of said Short Plat.

### PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width being 30 feet on each side of a centerline described as follows:

Beginning at a point on the South Boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26; thence North 28° 35 feet West to the South line of the above described main tract as created and established by instrument dated April 9, 1947, recorded April 14, 1947, under Auditor's File No. 403249.

### PARCEL "C":

A perpetual easement for ingress, egress and utilities over and across a strip of land 40 feet in width being 20 feet on each side of a centerline described as follows:

Beginning at a point on the South boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26; thence Southeasterly 300 feet, more or less, to a point on existing road crossing the City of Anacortes Park in said Government Lot 4 as granted and created by instrument dated December 8, 1946, recorded March 8, 1947, under Auditor's File No. 401802.



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EXHIBIT "B"

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 402066, 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.

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

Executed By: Skagit County  
Recorded: March 7, 1984  
Auditor's No.: 8403070039  
Regarding: Shoreline Substantial Development Permit

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.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: April 20, 1984  
Recorded: June 27, 1984  
Auditor's No.: 8406270022  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Affects: Portion of subject property

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

Short Plat No.: 521-81  
Recorded: February 7, 1986  
Auditor's No.: 8602070072

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owner of Lot C of said short plat  
Dated: January 25, 1996  
Recorded: February 7, 1996  
Auditor's No.: 9602070122  
Purpose: Water pipeline  
Area Affected: Portion of subject property

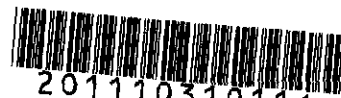


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F. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, 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.)

G. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high tide of Bellingham Bay.

H. Any adverse claim based upon the assertion that any portion of said premises was not tidelands subject to disposition by the State of Washington or that any portion thereof has ceased to be tidelands by reason of erosion or by reason of having to become uplands by accretion.



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