

When recorded return to:  
Sharon Schlittenhard  
7561 Holiday Blvd  
Anacortes, WA 98221



201201130051  
Skagit County Auditor

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Recorded at the request of:  
Guardian Northwest Title  
File Number: A102888

**Statutory Warranty Deed**

*A102888*

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Christopher P. Tobey and Misoni K. Tobey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sharon Schlittenhard, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 8, Township 35, Range 2; Ptn. E 1/2

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): P32792, 350208-0-002-0106

Dated 12/27/2011

\_\_\_\_\_  
Christopher P. Tobey

\_\_\_\_\_  
Misoni K. Tobey

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*201288*  
JAN 13 2012

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ *5790.00*  
Skagit Co. Treasurer  
By *MM* Deputy

I certify that I know or have satisfactory evidence that Christopher P. Tobey and Misoni K. Tobey, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-10-12

\_\_\_\_\_  
Printed Name: Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2013



Order No:

## EXHIBIT A

That portion of the East ½ of Section 8, Township 35 North, Range 2 East, W.M., described as follows:

Commencing at the most Northerly corner of Lot 46, Block 3, in the plat of "HOLIDAY HIDEAWAY NO. 1", as shown on Sheet 6 of 7 Sheets of said plat, recorded in Volume 8 of Plats on page 42 in records of said County; thence North 52°58'14" East, along the Northeasterly prolongation of the Northwesterly line of said lot, 650.00 feet to the point of beginning; thence North 49°15'14" West 310.15 feet; thence South 76°42'52" West 187.00 feet; thence South 22°02'49" East 299.77 feet to intersect the arc of a curve at a point from which the center lies North 60°15'41" East 700.00 feet; thence Southeasterly along said curve through a central angle of 7°17'27" an arc distance of 89.07 feet to a point of tangency; thence South 37°01'46" East 280.00 feet; thence South 46°00'00" East 190.00 feet, more or less, to the line of ordinary high water of Padilla Bay; thence Northeasterly along said line of ordinary high water 340.00 feet, more or less, to a point from which the point of beginning lies North 37°01'46" West; thence North 37°01'46" West 310.00 feet, more or less, to the point of beginning.

EXCEPT that portion conveyed to John P. Dukes and B. Holly Dukes on October 31, 2007 under Auditor's File No. 200710310092.

TOGETHER WITH a non-exclusive easement for ingress, egress, drainage and utilities as set forth under Auditor's File Nos. 824056 and 836154.



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EXHIBIT "B"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Warren R. Johnson, et al  
Recorded: September 26, 1975  
Auditor's No. 824056  
Purpose: Ingress, egress and utilities  
Area Affected: Portion of the subject property and other property

Said Document contains an agreement to share in cost of said facilities.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Warren R. Johnson, et al  
Recorded: June 2, 1976  
Auditor's No. 836154  
Purpose: Ingress, egress and utilities  
Area Affected: Portion of subject property and other property

Said Document contains an agreement to share in cost of said facilities.

C. Easement for ingress, egress and utilities over portion of the subject property as disclosed in Quit Claim Deed recorded under Auditor's File No. 7903020062.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: April 23, 1986  
Recorded: May 5, 1986  
Auditor's No.: 8605050077  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200706150058.

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 9, 2007  
Auditor's No.: 200707090144  
Affects: Includes other property



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

Name: Survey  
Recorded: July 24, 2007  
Auditor's No.: 200707240082

H. 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.)

I. 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 Padilla Bay.

J. 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.



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