

WHEN RECORDED RETURN TO
HAENA FAMILY LIMITED PARTNERSHIP
4142 CLARK POINT ROAD
ANACORTES, WASHINGTON 98221



201203280075
Skagit County Auditor

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CHICAGO TITLE
620011629



CHICAGO TITLE COMPANY

1334827

STATUTORY WARRANTY DEED

THE GRANTOR(S)

MARK J. JENNINGS AND LAURA M. JENNINGS, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
HAENA FAMILY, LP,
a Washington limited partnership

the following described real estate situated in the County of SKAGIT State of Washington:

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 97-59, APPROVED DECEMBER 24, 1997, AND RECORDED DECEMBER 30, 1997, IN VOLUME 13 OF SHORT PLATS, PAGES 79 THROUGH 81, UNDER AUDITOR'S FILE NO. 9712300090, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012835

MAR 28 2012

Amount Paid \$ 67,645.00
Skagit Co. Treasurer
By *MEM* Deputy

Tax Account Number(s):

P112655;360126-0-003-0200; P112662;360126-0-085-0300

Dated: MARCH 14, 2012

MARK J. JENNINGS

LAURA M. JENNINGS

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF KING

SS

ON THIS 20 DAY OF March, 2012 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED MARK J. JENNINGS AND LAURA
M. JENNINGS KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT _____ SIGNED AND
SEALED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED, FOR THE
USES AND PURPOSES HEREIN MENTIONED.


NOTARY SIGNATURE

PRINTED NAME: Linda L. Whithouse
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle
MY COMMISSION EXPIRES ON 5/15/12

NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 1334827

SUBJECT TO:

Access easements as reserved in instruments recorded under Skagit County Recording Nos. 397543 and 870505.

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: December 19, 1997

Auditor's No(s): 9712190120, records of Skagit County, Washington

In favor of: Douglas J. Nelson, et al

For: Ingress, egress, utilities and well

Affects: East 60 feet of said premises and other property

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 30, 1997

Auditor's No(s): 9712300091, records of Skagit County, Washington

In favor of: Future owners of Lots 1 through 4 in Skagit County Short Plat No. 97-59

For: Ingress, egress and utilities

Affects: East 60 feet of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 30, 1997

Auditor's No(s): 9712300092, records of Skagit County, Washington

In favor of: Skagit County

For: Native Growth Protection Area

Matters disclosed on the face of the recorded Short Plat.

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 96173, records of Skagit County, Washington

Affects: Said premises and other property

No clearing or construction shall take place on Lot 4 within 800 feet of the Clarks Point #327-2 eagle nest site until a bald eagle management plan with the Department of Fish and Wildlife has been obtained.

Terms, conditions, and restrictions of that instrument entitled Order on Shoreline Substantial Development Permit SL 99 0292;

Recorded: September 29, 1999

Auditor's No(s): 199909290009, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Order on Shoreline Substantial Development Permit SL 99 0292;

Recorded: October 15, 1999

Auditor's No(s): 199910150080, records of Skagit County, Washington

Any question that may arise as to location of lateral boundaries of tidelands described herein.

EXHIBIT/RDA/0999



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EXHIBIT A

Escrow No.: 1334827

SUBJECT TO:

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Any question that may arise due to shifting or change of the line of high water of Bellingham Channel or due to said water having shifted or changed its line of high water.

City, county or local improvement district assessments, if any.

EXHIBIT/RDA/0999



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