

When recorded return to:
James M. Barborinas and Ann E. Barborinas
15279 Deception Road
Anacortes, WA 98221

Recorded at the request of:

File Number: A103261



201205010064
Skagit County Auditor

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Statutory Warranty Deed

A103261-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Paul K. Bowen and Lisa Bowen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James M. Barborinas and Ann E. Barborinas, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 21, "DEWEY BEACH ADDITION"

Tax Parcel Number(s): P65001, 3900-000-021-0000

PARCEL "A":

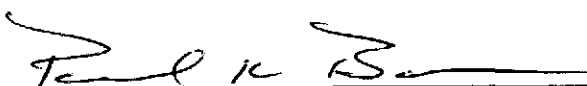
Lot 21, "DEWEY BEACH ADDITION", as per plat recorded in Volume 6 of Plats, Page 17, records of Skagit County, Washington, TOGETHER WITH tidelands of the second class situate in front of, adjacent to and abutting upon said lot.

PARCEL "B":

A non-exclusive, non-public easement for ingress, egress and non-vehicular access to septic tanks and drainage fields and to the beach and tidelands, over, along, and under and across the Southerly 5 feet of Lot 20, "DEWEY BEACH ADDITION", as per plat recorded in Volume 6 of Plats, Page 17, records of Skagit County, 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 4/03/2012

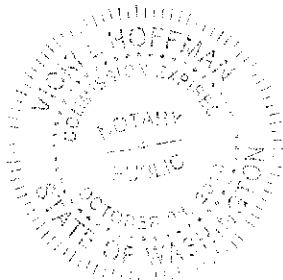

Paul K. Bowen

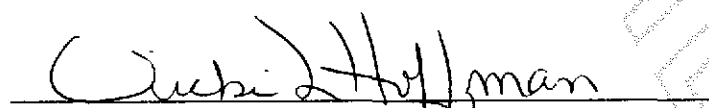

Lisa Bowen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul K. Bowen and Lisa Bowen, 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: 4-4-12




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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121236
MAY 01 2012

LPB 10-05(i-l)
Page 1 of 1

Amount Paid \$ 13,177.00
By JM Skagit Co. Treasurer
Deputy

EXHIBIT A

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 148586 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. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. 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.)

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. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:

From:	Fred Henricksen, et ux
Recorded:	March 25, 1949
Auditor's No.:	429417
As Follows:	

This property is not to be used for commercial purposes.

No building shall be erected within 35 feet of Bank Line Traverse, as shown on plat, EXCEPTING buildings shall be permitted on beach, PROVIDING, however, the total height of building or buildings may not be more than 15 feet above extreme high water mark.



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

Recorded: November 19, 1981
Auditor's No.: 8111190018
Regarding: Mound Fill System Installation

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED
INSTRUMENT:

In Favor Of: Lot 20, Dewey Beach Addition
Recorded: July 15, 1983
Auditor's No.: 8307150051
For: Ingress, egress & non-vehicular access to septic tanks,
drain fields, beach and tidelands
Affects: Northerly 5 feet of Lot 21, Dewey Beach Addition

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

Recorded: March 31, 2000
Auditor's No.: 200003310060
Regarding: Protected Critical Area Site Plan

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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

Recorded: June 16, 2004
Auditor's No.: 200406160088
Regarding: Service and operation of the TRD Wastewater System

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.

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