

When recorded return to:
Gail Sterling Buchanan, John S. Buchanan and Cheryl A. Buchanan
14114 Irvine Road
Anacortes, WA 98221



201207310068
Skagit County Auditor

7/31/2012 Page 1 of 4 1:57PM

Recorded at the request of:
Guardian Northwest Title
File Number: A103984

Statutory Warranty Deed

A103984-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Kristjan P. Ochs and Monica K. Ochs, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gail Sterling Buchanan, a single woman, and John S. Buchanan and Cheryl A. Buchanan, husband and wife, as tenants in common the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 15, Township 34 North, Range 1 East; Ptn. Gov't Lot 1 (aka Tract B SP 93-028)

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): P19442, 340115-0-001-0506

Dated 7/18/2012

Kristjan P. Ochs
Kristjan P. Ochs

Monica K. Ochs
Monica K. Ochs

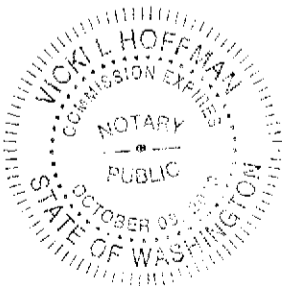
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kristjan P. Ochs and Monica K. Ochs, 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: 7-26-12

Vicki L Hoffman

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

2012 2304
JUL 31 2012

Amount Paid \$ 17,093.00
Skagit Co. Treasurer
By man Deputy

EXHIBIT A

Tract B of Skagit County Short Plat No. 93-028, located in Section 15, Township 34 North, Range 1 East of the W.M., approved September 14, 1993, recorded in Volume 10 of Short Plats, page 230, under Auditor's File No. 9309140025 records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and road and utility purposes over, along, under and across a 60 foot strip of land lying 30 feet on each side of the following described centerline:

Commencing at the Northeast corner of Tract A, Rancho San Juan Del Mar, Subdivision No. 3, Plate 1, records of Skagit County, Washington, said Northeast corner being on the Southerly right of way line of County Road No. 376; thence South 81°19' East 44.92 feet along the Southerly right of way of said county road to the point of beginning of this centerline; thence South 35°44'01" West 147.02 feet; thence South 62°14'11" West 140.14 feet; thence South 45°33'26" West 168.52 feet; thence South 42°09'56" West 167.71 feet; thence South 69°00'48" West 161.45 feet; thence South 60°59'48" West 83.00 feet; thence South 11°12'18" West 220.00 feet, more or less, to a point on a property line described as follows:

Commencing at the Southeast corner of Government Lot 1, Section 15, Township 34 North, Range 1 East of the W.M.; thence North 0°56'38" West 682.49 feet along the East line of Government Lot 1 to the point of beginning of said property line; thence North 88°58'47" West parallel to the South line of said Government Lot 1 to the intersection of said easement centerline;

EXCEPT that portion of said easement lying within the above described main tract.

ALSO TOGETHER WITH that certain effluent line easement and drainfield easement in favor of said Tract B as said easements are delineated on the face of said Short Plat 93-28 and as further established and described by documents recorded under Auditor's File Nos. 872707, 9305120106 and 9305180117, records of Skagit County, Washington.

LPB 10-05(i-1)



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EXHIBIT B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Premises and adjoining properties
Recorded: April 4, 1977
Auditor's No. 853815
Purpose: Ingress, egress and utilities
Area Affected: 40 foot strip of land as described in the caption thereof

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Wallace M. Martin
Recorded: November 29, 1977
Auditor's No.: 869438

C. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 403223, 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.
(Affects tidelands only)

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Biz Point Water Association, a Washington Corporation
Recorded: October 31, 1978
Auditor's No. 890458 (correction of 883798)
Purpose: A non-exclusive right of way and easement for ingress, egress and road and utility purposes

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

Name: SP 93-028
Recorded: September 14, 1993
Auditor's No.: 9309140025

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

Name: Short Plat 99-77
Recorded: January 26, 1978
Auditor's No.: 872707



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G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Wallace M. Martin
Recorded: August 26, 1977
Auditor's No. 863490
Purpose: Ingress, egress and utilities

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 Burrows 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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