

When recorded return to:  
Steven C. Jacobson and Julie A. Jacobson  
3118 139th Avenue SE  
Snohomish, WA 98290

Recorded at the request of:  
Guardian Northwest Title  
File Number: A103708



201208140041  
Skagit County Auditor

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### Statutory Warranty Deed

A103708-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James H. Sheldrup and Joanne D. Sheldrup, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven Carl Jacobson and Julie Ann Jacobson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

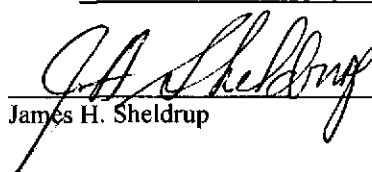
Section 17, Township 34 North, Range 2 East; Ptn. South ½; Lots 9 through 16, Block 57,  
Plot of Gibraltar

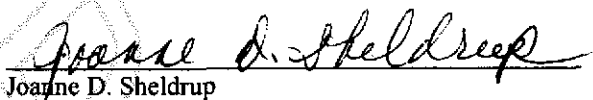
For Full Legal See Attached Exhibit "A"

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): P20393, 340217-0-018-0009, P20407, 340217-0-030-0003, P73558, 4109-057-016-0004

Dated 8/03/2012

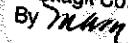
  
James H. Sheldrup

  
Joanne D. Sheldrup

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

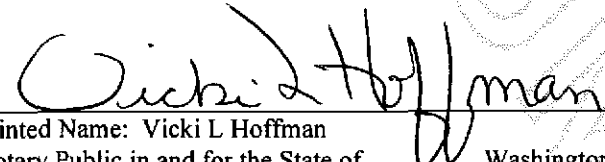
2012 2456  
AUG 14 2012

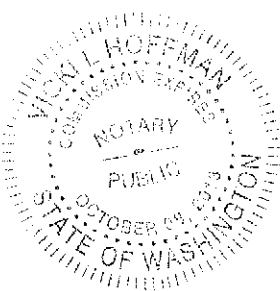
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 14,868.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

I certify that I know or have satisfactory evidence that James H. Sheldrup and Joanne D. Sheldrup, 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: 8-7-12

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



## EXHIBIT A

That portion of Government Lot 4, Section 17, Township 34 North, Range 2 East, W.M., described as follows:

Beginning 116.95 feet South 67°41'40" West from the meander corner which is South 4,407.81 feet and West 246.01 feet from the North ¼ corner of said Section 17; thence North 21°40'30" West 211.46 feet; thence South 61°58' West 132.5 feet to the West line extended North of Lot 27 in vacated Block 49, Plat of the Townsite of Gibraltar as recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington; thence Southerly to the Southwest corner of said Lot 27; thence Easterly along the South line of Lot 27 and said South line extended East, to intersect a line drawn South 67°41'40" West from the point of beginning; thence North 67°41'40" East to the point of beginning;

ALSO, Lots 9 through 16, inclusive, Block 57, Plat of the Townsite of Gibraltar as recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington;

EXCEPT any portion thereof lying below the line of ordinary high tide or the meander line, whichever is farther out;

AND EXCEPT that portion lying Northeasterly of the Southwesterly boundary extended of a tract of land conveyed to Jay D. Allison by Deed recorded November 2, 1964, under Auditor's File No. 657927, records of Skagit County, Washington;

ALSO, those portions of vacated Georgia Street, Miller Street and Morse Street as shown on the Plat of The Townsite of Gibraltar as recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington; which upon vacation would revert to the above described premises by operation of law;

EXCEPT any portion lying Northeasterly of the Southwesterly boundary extended of a tract of land conveyed to Jay D. Allison by Deed recorded November 2, 1964, under Auditor's File No. 657927, records of Skagit County, Washington;

ALSO, tidelands of the second class to the line of mean low tide, in front of, adjacent to, or abutting upon all of the above described premises lying between the extension of the Northeasterly line of the above described premises and the Northeasterly line of a tract of land conveyed to Quaker Cove Corporation by Deeds recorded June 30, 1947, under Auditor's File Nos. 406155 and 406156, records of Skagit County, Washington.



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ALSO, that portion of Government Lot 4, Section 17, Township 34 North, Range 2 East, W.M., described as follows:

A strip of land, lying Southerly of the undefined Southerly line of "Entner Lane", County Road No. 1393, and lying Northerly of the Northerly line, extended North, of a property conveyed to James H. Sheldrup and Joanne D. Sheldrup, husband and wife, by deed recorded under Auditor's File No. 8408020035, records of Skagit County, Washington.

AND ALSO that portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and of Government Lot 4 of Section 17, Township 34 North, Range 2 East, W.M., lying Easterly of the Gibraltar Road and Northerly of Entner Lane and Westerly of Lot 1 as shown on Skagit County Short Plat No. 18-89, recorded in Book 8 of Short Plats, page 134, as Auditor's File No. 8906120058; said premises formerly being known as portions of Blocks 49 and 69 Plat of the Townsite of Gibraltar as recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Virginia Street that have reverted thereto by operation of law.



EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County Washington, a  
municipal corporation  
Recorded: December 21, 1961  
Auditor's No. 615930  
Purpose: Pipe or pipes, line or lines for the transportation of water  
Area Affected: A strip of land the exact width of which is not disclosed on  
the record, the centerline of which is described as follows:

Beginning at a point which lies South 44°59'45" West, 665.16 feet from the intersection of the centerline  
Jura Way and the West line of Lot 51 of the Plat of Gibraltar Annex, as recorded in Volume 7 of Plats,  
pages 9 and 9 ½, records of Skagit County, Washington; thence North 76°56'30" West to the East line of  
said Lot 7 of vacated Block 49; thence North 76°56'30" West to the East right-of-way line of the County  
Gibraltar Road.

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

Name: Survey  
Recorded: August 17, 1984  
Auditor's No.: 8408170024

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

Name: Short Plat No. 18-89  
Recorded: June 12, 1989  
Auditor's No.: 8906120058

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

Name: Survey  
Recorded: December 27, 2004  
Auditor's No.: 200412270175



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

Recorded: February 3, 1987  
Auditor's No.: 8702030021  
Regarding: On-Site Sewage 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.

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. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sheldrup  
And: Comings  
Dated: Not disclosed  
Recorded: August 12, 1987  
Auditor's No.: 8708120004  
Regarding: Joint Use/Joint Maintenance Agreement

G. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200409100036.

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. Possible violation of rights of riparian proprietors of the body of water named below, because of the improvement herein stated, which extends into the bed of said body of water.

Name of Body of Water: Similk Bay

J. 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 Similk Bay.

K. 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.

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

Executed By: State of Washington  
Recorded: September 21, 1929  
Auditor's No.: 226978



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