

When recorded return to:

Klaas Barteld Van Dalfsen
34972 Everett Drive
Abbotsford, BC Canada V2S 7R8,



201210260159
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 19681-FE1

Grantor: Robert C. Mount and Donna L. Mount

Grantee: Klaas Barteld Van Dalfsen, Marie Louise Van Dalfsen, Elizabeth Ann Smoes and Nicholas David Van Dalfsen

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

A101735-2

THE GRANTOR ROBERT C. MOUNT and DONNA L. MOUNT, each as their separate estate, as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KLAAS BARTELD VAN DALFSEN and MARIE LOUISE VAN DALFSEN, husband and wife and ELIZABETH ANN SMOES, a married woman, as her separate property and NICHOLAS DAVID VAN DALFSEN, a single man, as Joint Tenants the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lots 6, 23, 24 and 25, "ALVERSON'S CAMPING TRACTS,"; Ptn. Tract F, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND,"; and Section 36, Township 36, Range 1; Ptn. Gov. Lot 1

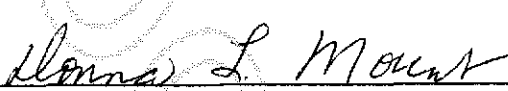
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3855-000-006-0004, P61711, 3855-000-023-0003, P61727, 3855-000-025-0000, P104529, 3856-000-075-0009, P61776, 360136-0-031-0008, P46889

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B" of Guardian Northwest Title & Escrow Company's Preliminary Commitment No. A101735 (see attached Exhibit "B-1")

Dated October 23, 2012

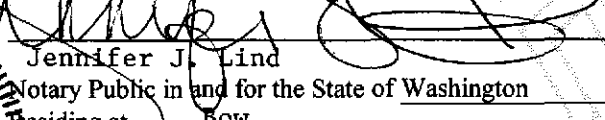

Robert C. Mount


Donna L. Mount

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert C. Mount and Donna L. Mount the person(s) 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.

Dated: October 25 2012


Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123410
OCT 26 2012
Amount Paid \$ 1179.75
By MB Skagit Co. Treasurer Deputy

EXHIBIT A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: A101735
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Schedule "C" Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 6, "ALVERSON'S CAMPING TRACTS", according to the plat thereof, recorded in Volume 4 of Plats, page 28, records of Skagit County, Washington;

TOGETHER WITH that portion of Government Lot 1 of Section 36, Township 36 North, Range 1 East, W.M., lying between the Northwesternly and Southwesternly lines of said Lot 6, produced Easterly to the line of mean high tide; EXCEPT County Road right-of-way.

PARCEL "B":

Lot 23, "ALVERSON'S CAMPING TRACTS", according to the plat thereof, recorded in Volume 4 of Plats, page 28, records of Skagit County, Washington.

PARCEL "C":

Lots 24 and 25, "ALVERSON'S CAMPING TRACTS", according to the plat thereof, recorded in Volume 4 of Plats, page 28, records of Skagit County, Washington.

PARCEL "D":

Tract "F", "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", according to the recorded plat thereof, in the office of the auditor of Skagit County, Washington, in Volume 4 of Plats, page 40.

EXCEPT that portion conveyed Ron J. Flint and Julie A. Flint, husband and wife of February 22, 1984 under Auditor's File Nos. 9402220048 and 9402220049.

PARCEL "E":

An undivided 1/22 interest in tidelands of the second class situate in front of, adjacent to, or abutting upon Government Lot 1, Section 36, Township 36 North, Range 1 East, W.M..



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11-05(i-l)
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SCHEDULE "B-1"

EXCEPTIONS:

A. 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.)

B. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

C. Any adverse claim based upon the assertion that any portion of said premises was not tidelands subject to disposition by the State of Washington or that any portion thereof has ceased to be tidelands by reason of erosion or by reason of having to become uplands by accretion.

D. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.

~~E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:~~

~~Grantee: Robert Craig Mount
Dated: September 11, 1978
Recorded: September 25, 1978
Auditor's No.: 888115
Subject To:~~

~~"TOGETHER WITH an easement over the existing 3 foot (more or less) walkway on the East side of Tract 6 of the above described "ALVERSON'S CAMPING TRACTS" and an easement over the Tide Lands of the second class situated in front of said Tract 6."~~

~~Said easement may have merged with title as held by the vestee. This Company should be advised.~~

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

Executed By: Robert Mount
Recorded: June 2, 2000
Auditor's No.: 200006020091
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.



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Guardian Northwe
First American

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

Recorded: April 1, 1994
Auditor's No.: 9404010092
Affects: Subject property and other property


H. RESERVATION CONTAINED IN DEED:

Executed by: J.C. Farrell
Recorded: February 8, 1926
Auditor's No.: 288734
As Follows: Except, however, from said Lot 6, right-of-way
for County road

I. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 191392, 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 Parcel "E")

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Mat Mount, et al
Recorded: August 25, 1958
Auditor's No. 569521
Purpose: See document attached


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