

When recorded return to:
Christian F. Chesley and Marguerite A. Chesley Family Trust
6424 Vera Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A103595



201211300083
Skagit County Auditor

11/30/2012 Page 1 of 3 10:47AM

Statutory Warranty Deed

A103595-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard A. Ryan and Rebecca D. Ryan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christian F. Chesley and Marguerite A. Chesley, Trustees of the Christian F. Chesley and Marguerite A. Chesley Family Trust dated January 7, 2000 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 4 "DAWN ADDITION TO FIDALGO CITY"

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): P73359, 4103-000-004-0004

Dated 11/26/2012

Richard A. Ryan

Rebecca D. Ryan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

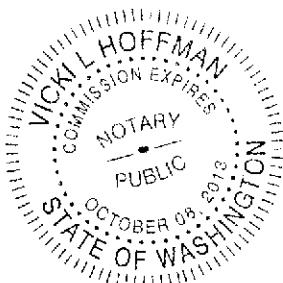
2012 3811
NOV 30 2012

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 12,554.⁰⁰
Skagit Co. Treasurer
By in Am Deputy

I certify that I know or have satisfactory evidence that Richard A. Ryan and Rebecca D. Ryan, 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: 11-26-12



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

PARCEL A:

Lot 4, DAWN ADDITION, FIDALGO CITY, according to the plat thereof recorded in Volume 7 of Plats, page 49, records of Skagit County, Washington;

PARCEL B:

A non-exclusive easement for beach rights and ingress and egress thereto as granted and conveyed by instrument recorded September 20, 1963, under Auditor's File No. 641070, records of Skagit County, Washington;

EXCEPT that portion thereof, if any, of the West 27 feet of lots 14 and 22, inclusive, Block 187, Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, described in said easement that may lie beyond the line of ordinary high tide, or the meander line, whichever is furthest out;

AND ALSO EXCEPT any portion of the East 48 feet of vacated Washington Street described in said easement which may lie beyond the line of mean low tide.



201211300083
Skagit County Auditor

LPB 10-05(i-i)
Page 2 of 2

EXHIBIT "B"

EXCEPTIONS:

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

Executed By: Warren Kincaid and Vera Kincaid, husband and wife
Recorded: November 8, 1971
Auditor's No.: 760308

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

Name: Dawn Addition to Fidalgo City, Skagit County
Recorded: October 17, 1955
Auditor's No.: 525844

C. Terms and provisions contained in Easement for ingress, egress and beach rights as recorded under Auditor's File No. 773013.

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

Name: Survey
Recorded: July 1, 2003
Auditor's No.: 200307010142



201211300083

Skagit County Auditor