

When recorded return to:
Winifred Lancaster Survivor's Trust, Lancaster Credit Shelter Trust
1534 Magnolia Way West
Seattle, WA 98199



201212140131
Skagit County Auditor

12/14/2012 Page 1 of 2 2:00PM

Recorded at the request of:

File Number: A104777

Statutory Warranty Deed

A104777
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Karen J. Huber, Personal Representative of the Estate of James G. Hannah, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to W.C. Robert Lancaster, Trustee of the Winifred Lancaster Survivor's Trust dated 12/15/89, as to an undivided 41.66% interest, and Security State Bank, Trustee of the Lancaster Credit Shelter Trust dated 4/27/90, as to an undivided 58.34% interest the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 102, Rancho San Juan Del Mar, Subdivision #3

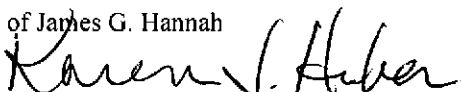
Tax Parcel Number(s): P68299, 3974-000-102-0003

Lot 102, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", as per plat recorded in Volume 6 of Plats, Pages 19 to 22, inclusive, 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 per Exhibit "A" attached hereto

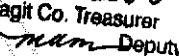
Dated 12/07/2012

Estate of James G. Hannah


By: Karen J. Huber, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124012
DEC 14 2012

Amount Paid \$ 8460.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Karen J. Huber is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of the Estate of James G. Hannah, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

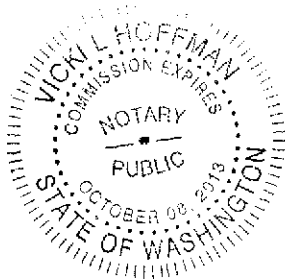
Dated: 12-10-12


Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013



EXCEPTIONS:

EXHIBIT A

A. Restrictive covenants contained in the Plat of "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", but omitting restrictions, if any, based on race, color, religion or national origin.

B. Rights of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land as shown on the Plat, in the reasonable original grading of all streets and avenues shown hereon, also the right to drain all streets over and across any lot or lots where water might take a natural course after the streets are graded, as granted in the Dedication of Rancho San Juan Del Mar, Subdivision Nos. 3 and 4.

C. RESTRICTIVE COVENANTS DISCLOSED IN VARIOUS INSTRUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN:

"...Only one main resident to each lot i.e., no lot, tract or portion of lot or tract of this Plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of such lot shall be less than the original lot or tract as dedicated.

Main residence to cost not less than \$5,000.00, and any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearances within three years from the date of commencement of construction, and shall be connected to a septic tank. Purchaser agrees to participate and share in all costs of installation and maintenance of a nonprofit community water system, if and when said nonprofit community water system is established."

D. Provision for maintenance as disclosed by Del Mar Community Service, Inc., in a letter dated November, 1976.

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

Recorded: July 13, 1992
Auditor's No.: 9207130010
Regarding: Notice of On-Site Sewage System Status

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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