



201302010090

Skagit County Auditor

2/1/2013 Page 1 of 3 10:30AM

When recorded return to:
Thomas D. Fouts and Judith H. Fouts
6443 Nootka Lane
Anacortes, WA 98221

Recorded at the request of:

File Number: A102522

Statutory Warranty Deed

THE GRANTORS Matthew L. Buchman and Nanette Cardon, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas D. Fouts and Judith H. Fouts, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lots 9 and 57, Block 3, "HOLIDAY HIDEAWAY NO. 1" *A102522*

Tax Parcel Number(s): P65892, 3926-003-057-0001, P65841, 3926-003-009-0000

Lots 9 and 57, Block 3, "HOLIDAY HIDEAWAY NO. 1", as per plat recorded in Volume 8 of Plats, pages 36 through 42, 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 described in Exhibit "A" attached hereto

Dated 1/29/2013

Matthew L. Buchman
Matthew L. Buchman

Nanette Cardon
Nanette Cardon

STATE OF Oregon
COUNTY OF Lincoln

SS:



I certify that I know or have satisfactory evidence that Matthew L. Buchman and Nanette Cardon, 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: 1/29/2013

Amanda L. Rammer
Amanda L. Rammer

Printed Name: _____
Notary Public in and for the State of Oregon
Residing at WELLS FARGO BANK
My appointment expires: JUNE 25, 2016

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By *[Signature]* Deputy

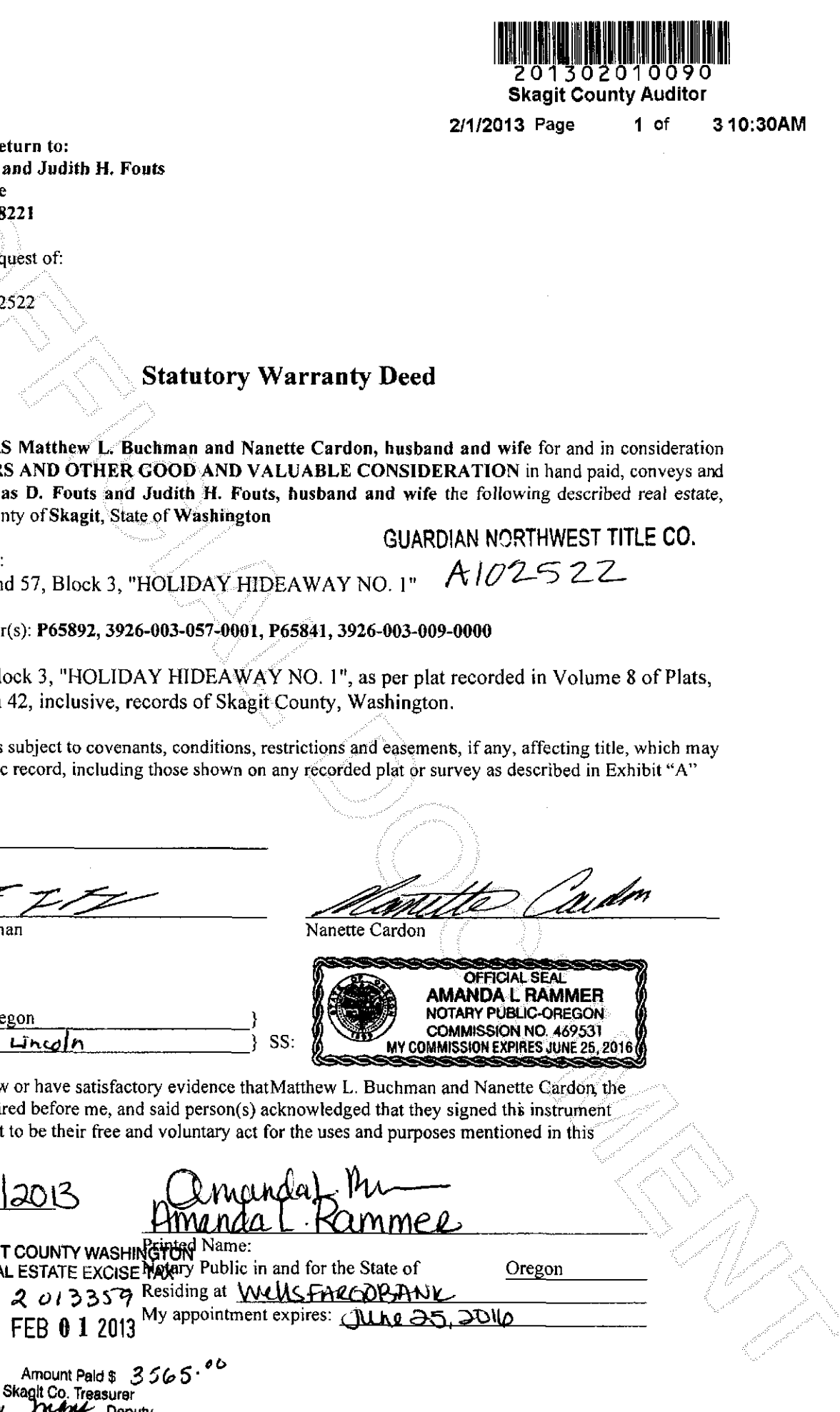


EXHIBIT A

EXCEPTIONS:

A. The right granted in the "PLAT OF HOLIDAY HIDEAWAY NO. 1" to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all streets thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.

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

Plat/Subdivision Name: Holiday Hideaway No. 1
Auditor's No: 625483

Said matters include but are not limited to the following:

(1) With respect to matters relating to water services, we note DECLARATION OF SERVICE, executed by Guemes Island Water Company, Inc., recorded under Auditor's File No. 8902230048, which indicates service having been provided to the following lots:

~ Tract All

Lots 27-54, Block 1

All lots within Block 2; EXCEPT Lots 89-98, inclusive

All lots within Block 3

All lots within Block 4; EXCEPT Lots 1-8, inclusive

All lots within Block 5

All lots within Block 6; EXCEPT Lots 11-38, inclusive

Lots 47-49, inclusive, and Lots 78 and 79

All lots within Block 7

All lots within Block 8; EXCEPT Lots 8 and 9

~ Also, included on said Declaration is the following note:

"Whereas, the present and future owners are hereby reminded of the following restriction on the face of said filed plat:

~ Each lot shall be entitled to one hook up to the private water system upon its installation. The cost of the hook up, materials, labor and meter to be paid for by the owner of the lot."

~ Said Declaration was modified by MODIFICATION OF DECLARATION OF SERVICE, dated January 22, 1990 and recorded January 23, 1990 under Auditor's File No. 9001230041, which added the following tracts to the list of lots within said Declaration as being able to obtain service in said Plat:

Tracts "B", "C" and "D"

Said modification was re-recorded March 2, 1990, under Auditor's File No. 9003020121 to add Tract "E" to said declaration.

(2) Easements for private roads, utilities, drainage and bridle paths, as shown on the face of the Plat of Holiday Hideaway No. 1.



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C. SUBJECT, also, to exceptions and reservation of minerals, mineral rights, fossils, etc., in Deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds, pages 633, 267 and 113, respectively, records of Skagit County.

Affects: Lots abutting tidelands

D. Matters relating to Holiday Hideaway Country Club, now known as Holiday Hideaway Association, recorded March 29, 1982 and January 11, 2006 under Auditor's File Nos. 8203290018, 8203290019 and 200601100165.

E. 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.)

Affects: Lots abutting tidelands

F. DECLARATION OF EASEMENT FOR PRIVATE ROADWAY:

Recorded: April 10, 1969
Auditor's No.: 725226
Purpose: Ingress, egress, drainage and utilities
Affects: Reference is hereby made to the record for full particulars

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

Recorded: May 22, 1991
Auditor's No.: 9105220059
Regarding: Alternative Sewage System Installations

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.

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

Name: Survey
Recorded: June 7, 1994
Auditor's No.: 9406070077



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