

When recorded return to:
Peter N. Del Valle and Catherine N. Del Valle
5801 NE 57th
Seattle, WA 98105



201303280093
Skagit County Auditor

3/28/2013 Page 1 of 3 10:23AM

Recorded at the request of:
Guardian Northwest Title
File Number: A104545

Statutory Warranty Deed

104545-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Gill E. Anderson and Shelby Suzanne Platt, husband and wife, as joint tenants with right of survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter N. Del Valle and Catherine N. Del Valle, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Tracts 11, 12 and 13, O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH-
GUEMES ISLAND

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): P61693, 3854-000-012-0015

Dated 3/18/2013

Gill E. Anderson

Shelby Suzanne Platt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131060
MAR 28 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 9528.⁰⁰
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that Gill E. Anderson and Shelby Suzanne Platt, 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: 3-22-13

Printed Name: VICKI L. HOFFMAN
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-13

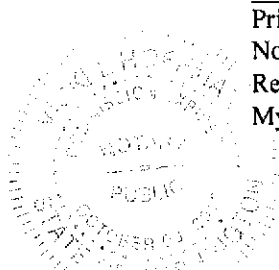


EXHIBIT A

Tracts 11, 12 and 13 of "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH-- GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 42, records of Skagit County, Washington, (including in said description the Second Class Tideland portion of the above described property, as shown on the plat.)

EXCEPT the North 150 feet thereof as measured along the West Survey line thereof and by a line drawn parallel to the North line thereof;

ALSO EXCEPT the Southerly 41 feet thereof;

And Except that portion conveyed to "Shoemake Living Trust" under Auditor's File No. 200507050203.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a strip of land 15 feet in width, (the centerline of which is a line drawn parallel to and 7 ½ feet East of the West line of Lervick Avenue extended Northerly) across Tract 10 and the Southerly 41 feet of Tract 11.



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EXHIBIT "B"

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 143155, in Volume 117 of Deeds, page 459, 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 tidelands)

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: James M. Morrison and Francis Morrison, husband and wife
And: Henrietta Finely, a widow
Dated: April 6, 1973
Recorded: November 8, 1973
Auditor's No.: 793111

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

Recorded: July 3, 1986 and July 1, 1992
Auditor's No.: 8607030071 and 9207010043

Easement for ingress, egress and utilities disclosed in said deed was amended under Auditor's File No. 200507010123.

Additional terms and conditions of said easement are also disclosed in Skagit County Superior Court Case No 00-2-01615-1 which was recorded on March 11, 2013 under Auditor File No. 201303110093.

C. 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.)

E. 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 Bellingham Channel.

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

Name: Survey
Recorded: May 25, 2001
Auditor's No.: 200105250015

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

Name: Survey



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