

When recorded return to:  
Daryl Wainman and Teresa Wainman  
5638 Campbell Lake Road  
Anacortes, WA 98221



201304110086  
Skagit County Auditor

4/11/2013 Page 1 of 3 1:55PM

Recorded at the request of:

File Number: A105449

### Statutory Warranty Deed

*A10544A-1*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Duane E. Knapp, Trustee of the Duane E. Knapp Living Trust, dated August 25, 2003 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Daryl Wainman and Teresa Wainman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 12, Township 34 North, Range 1 East; Ptn. Gov. Lot 4 (aka Ptn. Lot 4, Short Plat 93-060)

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): P104404, 340112-4-027-0400

Dated 3/26/2013

Duane E. Knapp, Trustee of The Duane E. Knapp Living Trust, dated August 25, 2003

*[Signature]*  
By: Duane E. Knapp, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20131257*

APR 11 2013

Amount Paid \$ *9,706.00*  
Skagit Co. Treasurer  
*[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Duane E. Knapp is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Duane E. Knapp Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

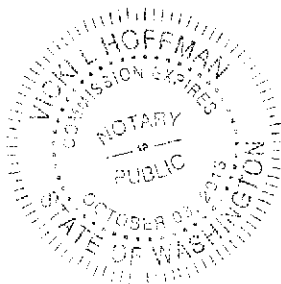
Dated: 4-2-13

*[Signature]*  
Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013



## EXHIBIT A

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. SPT 93-060 as approved January 18, 1994, and recorded January 18, 1994, in Volume 11 of Short Plats, page 54, under Auditor's File No. 9401180147, records of Skagit County, Washington; being a portion of Government Lot 4 in Section 12, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT that portion described as follows:

Commencing at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;  
Thence South parallel to the West line of said Government Lot to the Southerly right-of-way line Campbell Lake Road and the true point of beginning;  
Thence East along the Southerly right-of-way of said Campbell Lake Road a distance of 21.8 feet to an existing fenceline;  
Thence Southerly along said existing fence and fenceline extended, a distance of 1035 feet, more or less, to the shoreline of Lake Campbell;  
Thence Westerly along said shoreline 31.7 feet, more or less, to a point 346.5 feet East of the West line of said Government Lot 4;  
Thence North to the point of beginning.



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LPB 10-05(i-l)  
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EXHIBIT "B"

**EXCEPTIONS:**

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

Name: Short Plat 93-060  
Recorded: January 18, 1994  
Auditor's No.: 9401180147

B. 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.)

C. The right of the City of Anacortes to overflow the shorelands of Lake Campbell, as established by an order from the Commissioner of Public Lands, recorded May 21, 1925 as Auditor's File No. 184080.

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

Name: Survey  
Recorded: April 17, 2008  
Auditor's No.: 200804170066



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