

After Filing Return To:

G. Matthew Loftin
Davis Wright Tremaine LLP
777 - 108th Ave NE, Suite 2300
Bellevue, Washington 98004-5149



201306120108

Skagit County Auditor

\$76.00

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STATUTORY WARRANTY DEED

Grantor:

1. Weeks, Robert G., a married man

Grantee:

1. Rosario Road LLC, a Washington limited liability company

Abbreviated Legal Description:

RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8.

Additional legal description is on page 1 of document

Assessor's Property Tax Parcel Account Numbers:

P68398,
P68402,
3979-000-095-0007,
3979-000-095-0403

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132493
JUN 12 2013

Amount Paid \$ 0
Skagit Co. Treasurer
By *MB* Deputy

STATUTORY WARRANTY DEED

Robert G. Weeks, a married man, the Grantor, as a capital contribution to a limited liability company, conveys and warrants to Rosario Road LLC, a Washington limited liability company, the Grantee, the following described real property situated in Skagit County, Washington (the "Property"):

Parcel "A":

That portion of Tract "A" "RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8", as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, described as follows:

Beginning at the Southeast corner of said Tract "A"; thence North 54 degrees 12' West along the Southerly line of said Tract "A", a distance of 156.81 feet to the TRUE POINT OF BEGINNING for this description; thence continue North 54 degrees 12' West along said Southerly, a distance of 113.33 feet; thence North degrees 52' East, a distance of 397.48 feet; thence South 88 degrees 08' East, a distance of 72.99 feet to the West line of the County Road known as Lateral Highway No. 4; thence South 32 degrees 30' West along the West line of said County Road, a distance of 126.30 feet; thence South 63 degrees 52' West, a distance of 300.76 feet to the TRUE POINT OF BEGINNING.

Parcel "B":

An undivided 1/3 interest in the North 30 feet of the East 303.76 (as measured along the North line) of Tract "A"; "RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8, as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County.

SUBJECT TO the following:

A. Right of the general public to the unrestricted use of 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.)

DWT 22023536v1 0092279-000001



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B. Terms and Provisions of that certain contract dated July 19, 1962 made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963 under Auditor's File No. 630694. For the full particulars of said instrument, we refer you to the recorded document.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 24, 1990

Auditor's No: 9005240023

D. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

E. Any tax, fee, assessments or charges as may be levied by Del Mar Community Services.

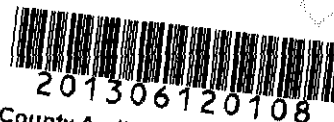
F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: November 14, 1967

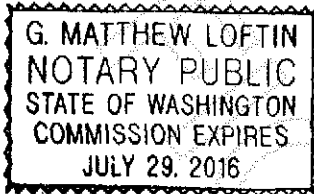
Recorded: November 15, 1967

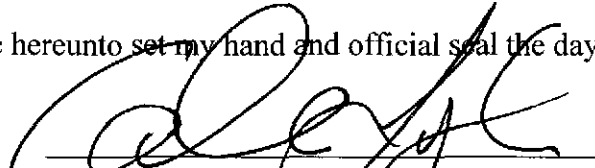
Auditor's No: 706957



proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.




NOTARY PUBLIC in and for the State of
Washington, residing at: Mercer Island
My appointment expires: 07-29-2013
Print Name: G. MATTHEW LOFTIN

