

When recorded return to:
Franky L. Parker and Dianah J. Parker
12994 Sunset Lane
Anacortes, WA 98221



201307190101

Skagit County Auditor

\$73.00

7/19/2013 Page

1 of

2 10:50AM

Recorded at the request of:

File Number: A106116

Statutory Warranty Deed

A106116-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Lane Johnson and Thomas V. Johnson, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Franky L. Parker and Dianah J. Parker, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tax Parcel Number(s): P68443, 3982-000-009-0007

Lot 9, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11", as per plat recorded in Volume 9 of Plats, pages 84 and 85, 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 7/17/2013

Thomas V. Johnson

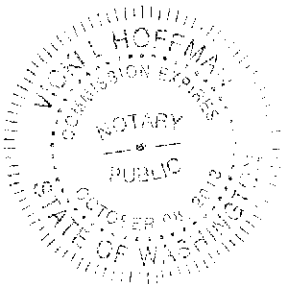
Lane Johnson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas V. Johnson and Lane Johnson, 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: 7-18-13

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132831

JUL 19 2013

Amount Paid \$ 10,863.00
By lck Skagit Co. Treasurer Deputy

EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: Rancho San Juan Del Mar, Subdivision. No. 11
Recorded: November 3, 1969
Auditor's File No.: 732553 (Volume 9, page 84 of Plats)

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.

Declaration Dated: October 31, 1969
Recorded: November 18, 1969
Auditor's No.: 733115
Executed By: Orville B. McCorkle and Esther M. McCorkle, his wife, George F. McCorkle and Sally Jo McCorkle, his wife, and Ronald G. Crawford and Patricia L. Crawford, his wife

Said instrument is a re-recording of an instrument recorded November 3, 1969 under Auditor's File No. 732552.

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.)

D. Any prohibition or limitation on the use, occupancy of improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters which may cover the land.

Any adverse claim by reason of the question of location, boundary, or area of said land which may be dependent upon the location of the line of ordinary high tide of Burrows Bay.

E. Any adverse claim based upon the assertion or determination that some portion of said land is tide or submerged land.

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

G. Notice of Formation of Sunset Lane Association recorded September 2, 2008 under Auditor's File No. 200809020125.



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