



Skagit County Auditor  
7/31/2013 Page 1 of 4 10:48AM \$75.00

When recorded return to:  
Michael J. Cox and Jeannine M. Cox  
7884 Evergreen Lane  
Anacortes, WA 98221

Recorded at the request of:

File Number: 104455

**Statutory Warranty Deed**

104455

**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTORS Ronald W. Marchel and Carmen M. Marchel, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael J. Cox and Jeannine M. Cox, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 76, Block 6, Holiday Hideaway

Tax Parcel Number(s): P66037, 3926-006-076-0001

Lot 76, Block 6, "PLAT OF HOLIDAY HIDEAWAY DIVISION NO. 1", as per Plat recorded in Volume 8 of Plats, Page 36, records of Skagit County, Washington, EXCEPTING THEREFROM: Beginning at the Easterly most corner of said Lot 76; thence Southwesterly along the Southeasterly line thereof 142.87 feet to the Southerly most corner thereof; thence Northwesterly along the Southwesterly line thereof a distance of 10 feet; thence Northeasterly in a Straight line to the point of beginning.

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 7/24/2013

Ronald W. Marchel

(Carmen M. Marchel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 3020  
JUL 31 2013

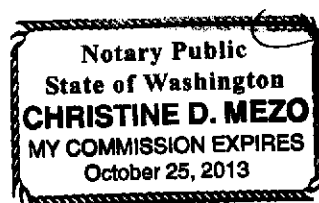
STATE OF Washington  
COUNTY OF Snohomish SS:

Amount Paid \$ 539.<sup>00</sup>  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that Ronald W. Marchel and Carmen M. Marchel, 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: 7-27-2013

Printed Name: CHRISTINE MEZO  
Notary Public in and for the State of Washington  
Residing at Snohomish WA  
My appointment expires: 10-25-2013



## 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:  
Auditor's No:

Holiday Hideaway No. 1  
625483

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



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F. PROVISIONS CONTAINED IN CONTRACTS THROUGH WHICH TITLE IS CLAIMED, AS FOLLOWS:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the non-profit GUEMES ISLAND BEACH CLUB, according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities.

Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or Company. In the event that such lines are not so installed within three years from the date hereof, or sooner, at Seller's option, Seller shall install such distribution lines and water system for the use of Buyer, and Buyer agrees to use said lines when they have been installed. Buyer agrees to pay, upon completion, a hook up charge to the said distribution lines and a periodic use charge. In such case Buyer and Seller agree that Seller may, at its discretion, continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Seller's option, to open the view of adjacent lots..."

(For your information, Holiday Hideaway Country Club is the apparent successor to Guemes Island Beach Club.)

G. RESERVATIONS CONTAINED IN DEED

Executed by:	Square Harbor Development Corporation
Recorded:	February 15, 1968 and January 15, 1969
Auditor's Nos.:	710270 and 722327
As Follows:	Subject to reservation by Seller, its successors and/or assigns, to use said Tracts for recreational purposes

H. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded:	February 24, 1995
Auditor's No.:	9502240062

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

Recorded:	March 14, 1995
Auditor's No.:	9503140055
Regarding:	Alternative Sewage System

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.



J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Erik Christianson  
Dated: August 21, 1991  
Recorded: August 23, 1991  
Auditor's No. 91082300232  
Purpose: Ingress, egress and utilities  
Area Affected: A 10-foot by 80-foot portion of the subject property

K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.  
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY  
MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 24, 2012  
Auditor's No.: 201209240179

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

Recorded: September 24, 2012  
Auditor's No.: 201209240090  
Regarding: On-Site Sewage System Maintenance Agreement

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.



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