

After Recording Return To
Grant B. Anderson
Anderson Law & Escrow, PLLC
3700 Pacific Hwy. E., Ste 301
Fife, WA 98424



Skagit County Auditor \$77.00
8/16/2013 Page 1 of 6 10:39AM

CHICAGO TITLE
6200/9081

STATUTORY WARRANTY DEED

THE GRANTOR(S), J. Winston Anderson and Elaine Anderson, husband and wife for and in consideration of Nine Hundred Forty-Nine Thousand Five Hundred and 00/100 Dollars (\$949,500.00) and other good and valuable consideration paid, convey(s) and warrant(s) to The Friendly Island Corporation, a Washington corporation, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: PTN GOV. LOT 2 12-35-01 (full legal description as attached hereto as Exhibit "A" and by reference incorporated herein)

Tax Parcel No.: P31344 / 350112-0-015-0007, P31345 / 350112-0-016-0006 and P31346 / 350112-0-017-0005

SUBJECT TO: those permitted exceptions only as set forth on Exhibit "B" attached hereto and by reference incorporated herein.

DATED this 15th day of August, 2013.

Approved and Accepted:

The Friendly Island Corporation

By: TERRAN B. RENEAU
Terran B. Reneau, President

J. Winston Anderson
J. Winston Anderson

Elaine Anderson
Elaine Anderson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

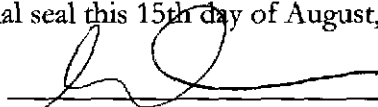
20133313
AUG 16 2013

Amount Paid \$ 16,906.¹⁰
Skagit Co. Treasurer
By: MUM Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me J. Winston and Elaine Anderson to me known to be the individuals described in and who executed the within foregoing instrument, and acknowledged that they signed as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 15th day of August, 2013.



NOTARY PUBLIC, in and for the State
of Washington, residing at: Tacoma
Print Name: Grant B. Anderson
My Commission Expires: 12/04/14

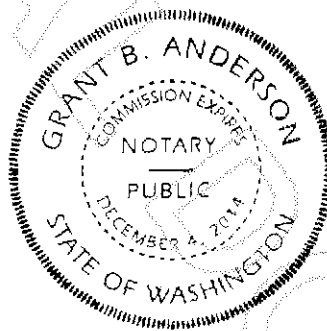


EXHIBIT "A"

Legal Description

PARCEL A:

The East 62.40 feet of the West 92.40 feet of Government Lot 2, Section 12, Township 35 North, Range 1 East, W.M., as measured at right angles to the West line of said Government Lot 2.

EXCEPT the North 418.18 feet of said Government Lot 2.

AND EXCEPT Front Street as shown on the "Plat of the Town of Paxton" as per plat recorded in Volume 2 of Plats, page 72, records of Skagit County, Washington.

AND ALSO EXCEPT County road.

Situated in Skagit County, Washington.

PARCEL B:

The East 62.40 feet of the West 154.80 feet of Government Lot 2, Section 12, Township 35 North, Range 1 East, W.M., as measured at right angles to the West line of said Government Lot 2.

EXCEPT the North 418.18 feet of said Government Lot 2.

AND EXCEPT Front Street as shown on the "Plat of the Town of Paxton" as per plat recorded in Volume 2 of Plats, page 72, records of Skagit County, Washington.

AND ALSO EXCEPT County road.

Situated in Skagit County, Washington.

PARCEL C:

The East 62.40 feet of the West 217.20 feet of Government Lot 2, Section 12, Township 35 North, Range 1 East, W.M., as measured at right angles to the West line of said Government Lot 2.

EXCEPT the North 418.18 feet of said Government Lot 2.

AND EXCEPT Front Street as shown on the "Plat of the Town of Paxton" as per plat recorded in Volume 2 of Plats, page 72, records of Skagit County, Washington.

AND ALSO EXCEPT County road.

Situated in Skagit County, Washington.



EXHIBIT "B"

Permitted Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: George W. Humble and Gyneth R. Humble
Purpose: Access and utilities
Recording Date: January 11, 1973
Recording No.: 779253
Affects: Portion of said premises

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 11, 1973
Recording No.: 779253

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Greenacres, Inc. a Washington corporation
Purpose: A recreational easement for all purposes of ingress, egress and utilities
Recording Date: March 25, 1974
Recording No.: 798303
Affects: That portion lying Southerly of Front Street
The grantee in said Easement has conveyed this easement to numerous parties of record.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John F. Hoenselaar and Barbara C. Hoenselaar, husband and wife
Purpose: A recreational easement for all purposes of ingress, egress and utilities
Recording Date: March 25, 1977
Recording No.: 853346
Affects: That portion lying Southerly of Front Street

5. Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof

Recording Date: February 19, 1994
Recording No.: 9402280011

6. Terms and conditions of that certain Special Use Permit

Recording Date: January 10, 1995
Recording No.: 9501100047

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Guemes Island Community Club
Purpose: Ingress and egress
Recording Date: September 25, 1984
Recording No.: 8409250041

ALE - Peizer - Anderson's General Store - Statutory Warranty Deed - 7-23-13



201308160064

Affects: The North 50 feet of Parcels A and B

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 16, 1993, December 8, 1992 and April 20, 1994
Recording No.: 9312060088, 9312080064 and 9404200029

9. Well Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: November 2, 1995
Recording No.: 9511020001
Said document is a re-recording of Auditor's File Nos. 9404010097 and 9405050039.

10. TRD1000 Maintenance Agreement Contact and the terms and conditions thereof

Recording Date: August 10, 2007
Recording No.: 200708100022

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 25, 2011
Recording No.: 201101250064
Matters shown: Encroachment of fence onto South Shore Drive by an undisclosed amount

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

13. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2013
Tax Account No.: P31344 / 350112-0-015-0007
Tax Code/Located In: 1500
Assessed Value: \$52,900.00
General and Special Taxes:
 Billed: \$516.95, Full Year
 Paid: \$258.51
 Unpaid: \$258.44

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

14. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2013
Tax Account No.: P31345 / 350112-0-016-0006
Tax Code/Located In: 1500
Assessed Value: \$408,100.00
General and Special Taxes:



Billed: \$4,308.95, Full Year
Paid: \$2,154.52
Unpaid: \$2,154.43

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

15. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2013
Tax Account No.: P31346 / 350112-0-017-0005
Tax Code/Located In: 1500
Assessed Value: \$104,900.00

General and Special Taxes:

Billed: \$1,024.54, Full Year
Paid: \$512.31
Unpaid: \$512.23

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

