

When recorded return to:
Fabian Gelael
6917 Holiday Boulevard
Anacortes, WA 98221



Skagit County Auditor \$73.00
8/22/2013 Page 1 of 2 10:38AM

Recorded at the request of:
File Number: A103548

Statutory Warranty Deed

A103548
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joseph R. Beck and Sharon C. Beck, his wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fabian Gelael, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 28 and 29, "PLAT OF POTLATCH BEACH"

Tax Parcel Number(s): P68055, 3967-000-029-0002

That part of Lots 28 and 29, "PLAT OF POTLATCH BEACH", as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide;

TOGETHER WITH a two-seventy-fifths undivided interest in Lots 19 to 56, inclusive, Plat of Potlatch Beach, according to plat thereof recorded in Volume 6 of Plats, page 10, lying below the line of extreme high tide, and tidelands of the second class in front of, adjacent to and abutting upon said Lots 19 to 56, inclusive;

ALSO, a non-exclusive easement of right of way over and across Lots 19 and the Westerly 20 feet of Lots 20, 21, 22, and 23, said plat of Potlatch Beach.

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 8/13/2013

Joseph R. Beck

Joseph R. Beck

Sharon C. Beck

Sharon C. Beck

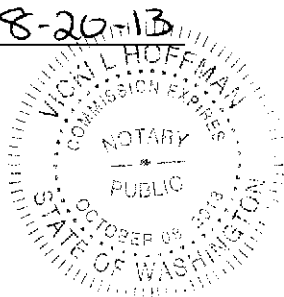
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 3379
AUG 22 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ *4,499.50*
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Joseph R. Beck and Sharon C. Beck, 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: 8-20-13



Vicki L. Hoffman

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

EXHIBIT A

EXCEPTIONS:

A. All rights which riparian owners and other members of the public may have to use shorelands, tidelands, or so much of the water of a contiguous body of water or area, which is or has been navigable, for navigation and general recreation purposes.

B. Exceptions and reservations contained in Deeds from the State of Washington, under which title to a portion of said premises comprising tidelands is claimed, recorded under Auditor's File Numbers 87523, 87524 and 403142, whereby the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the State, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering.

C. An easement for laying, constructing, maintaining, repairing and replacing water pipe lines, in favor of: H. B. Nelson and Ida M. Nelson, husband and wife, affecting the East 10' of Lots 19-56 as reserved by various documents of record.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Joseph R. Beck or its successor or assigns
Dated: August 6, 1999
Recorded: January 25, 2001
Auditor's No.: 200101250046
Regarding: Water Service Agreement

E. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: July 11, 2012
Auditor's No.: 201207110075



201308220022