



When recorded return to:
2004 Clark Family Trust
8760 Tassajara Creek Road
Santa Margarita, CA 93453

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133722
SEP 12 2013

Recorded at the request of:

File Number: A105902

Amount Paid \$ 11,361.40
Skagit Co. Treasurer
By *Moran* Deputy

Statutory Warranty Deed

THE GRANTORS Robert D. Embrey and Irene Embrey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William E. Clark and Edith G. Clark, Trustees of the 2004 Clark Family Trust, dated November 3, 2004 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1, Guemes Seaview Estates

GUARDIAN NORTHWEST TITLE CO.

A105902

Tax Parcel Number(s): P102318, 4595-000-001-0000

PARCEL "A":

Lot 1, GUEMES SEAVIEW ESTATES, according to the plat thereof recorded in Volume 15 of Plats, pages 65 and 66, records of Skagit County, Washington.

PARCEL "B":

An undivided 1/5th interest in the following described tract:

Tidelands of the second class lying in front of, adjacent to and abutting upon Lots 25 and 26, PLAT OF ORCHARD BEACH TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 45, 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 9/04/2013

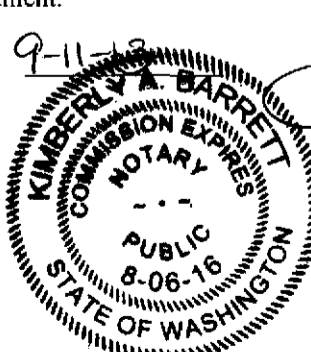
Robert D. Embrey
Robert D. Embrey

Irene Embrey
Irene Embrey

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert D. Embrey and Irene Embrey, 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: 9-11-13



Kimberly A. Barrett
Printed Name: ~~Vicki L. Hoffman~~ Kimberly A. Barrett
Notary Public in and for the State of Washington
Residing at Anacortes, WA Oak Harbor
My appointment expires: ~~10/08/2013~~ aug 6, 2016

EXHIBIT A

EXCEPTIONS:

A. Exceptions and reservations contained in Deed from the State of Washington under which title to portion of said premises comprising tidelands is claimed, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. Any question or determination of the lateral boundaries of the tidelands covered herein.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: James E. Thompson, President of Thompson Land and Engineering, Inc.
Dated: October 27, 1992
Recorded: November 18, 1992
Auditor's No: 9211180031
Regarding: Water Use Agreement

Said instrument was modified by instrument recorded March 30, 1998, under Auditor's File No. 9803300173.

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Steven A. Schmokel and Tania R. Schmokel
Dated: February 10, 1994
Recorded: February 15, 1994
Auditor's No: 9402150002
Regarding: Alternative Sewage System Installation

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

Plat/Subdivision Name: Guemes Seaview Estates
Recorded: November 24, 1992
Auditor's No: 9211240021

F. Terms and conditions of variance request and/or approvals, as recorded August 13, 1991, and December 1, 1992, under Auditor's File Nos. 9108130002 and 9212010017.



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

Dated: November 25, 1992
Recorded: December 9, 1992
Auditor's No.: 9212090036
Executed by: James E. Thompson, President of Thompson Land and Engineering, Inc.

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: July 17, 1993
Recorded: July 27, 1993
Auditor's No.: 9307270050
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Michael and Lauren Farley and Robert and Irene Embrey
Recorded: November 21, 2008
Auditor's No.: 200811210066
Purpose: Access

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Thompson Land & Engineering, Inc.
Recorded: July 10, 1992
Auditor's No.: 9207100011
Purpose: Well and water line

Said easement was amended on November 18, 2008 under Auditor's File No. 200811180008.



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