

When recorded return to:
William L. McCarthy and Dana E. McCarthy
6094 West Shore Road
Anacortes, WA 98221

Recorded at the request of:

File Number: A105974



201310010094

Skagit County Auditor
10/1/2013 Page

\$74.00
1 of 3 4:05PM

Statutory Warranty Deed

A105974-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Stanley A. Johnson, Successor Trustee of the Bypass Trust of the 1998 Fleming Revocable Family Trust, dated May 4, 1998 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William L. McCarthy and Dana E. McCarthy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 5, FRED STRELL'S WEST BEACH TRACTS

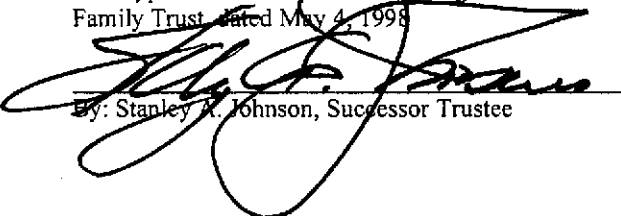
Tax Parcel Number(s): P65520, 3917-000-005-0001

Lot 5, "FRED STRELL'S WEST BEACH TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 22, 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 per Exhibit "A" attached hereto

Dated 9/27/2013

The Bypass Trust of the 1998 Fleming Revocable Family Trust, dated May 4, 1998


By: Stanley A. Johnson, Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134025

OCT 01 2013

Amount Paid \$ *12821.00*

Skagit Co. Treasurer

By *MB* Deputy

STATE OF California }
COUNTY OF Contra Costa } SS:

I certify that I know or have satisfactory evidence that Stanley A. Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Successor Trustee of the Bypass Trust of the 1998 Fleming Revocable Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

See attached

Notary Public in and for the State of California

Residing at _____

My appointment expires: _____

EXHIBIT A

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91245, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
(Affects tidelands)

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

Name: Fred Strell's West Beach Tracts
Recorded: January 29, 1945
Auditor's No.: 377701

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Oliver M. and Beryl I. Nelson, husband and wife
Recorded: September 11, 1959
Auditor's No.: 585378
Purpose: Water and power line

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Bellingham Channel.

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.)

F. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



201310010094

Skagit County Auditor

10/1/2013 Page

2 of

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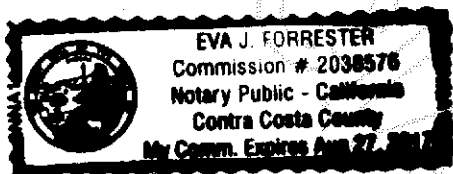
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Contra Costa

On 9/27/13 before me, Eva J. Forrester, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Stanley A. Johnson
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Eva J. Forrester
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 9/27/2013 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Stanley A. Johnson

- ☐ Corporate Officer — Title(s): _____
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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