


When recorded return to:
David E. Lemson and Kathryn C. Lemson
16229 NE 43rd Court
Redmond, WA 98052

Recorded at the request of:
Guardian Northwest Title
File Number: 103913


201310150043
Skagit County Auditor
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Statutory Warranty Deed

THE GRANTOR Laurel K. O'Neil, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David E. Lemson and Kathryn C. Lemson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

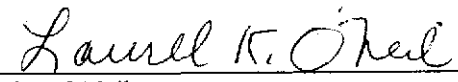
Ptn. Lots 24, 25 and Tract E, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1"

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P68210, 3972-000-025-0009, P68238, 3972-000-099-0109

Dated 10/01/2013


Laurel K. O'Neil

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134159

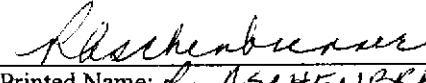
OCT 15 2013

Amount Paid \$ 16,078.40
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Laurel K. O'Neil, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-8-2013


Printed Name: R. ASCHENBRENNER
Notary Public in and for the State of Washington
Residing at SEATTLE
My appointment expires: 7-20-2016

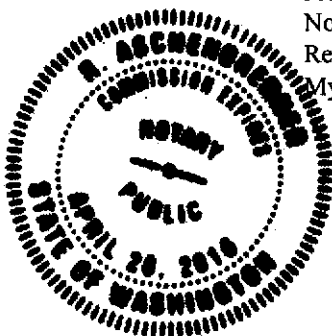


EXHIBIT A

PARCEL A:

Lot 25, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", as per plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington;

ALSO, that portion of Tract E, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Southeasterly corner of said Lot 25;
Thence Southwesterly for a distance of 150 feet paralleling the Westerly boundary of Lot 25;
Thence Northwesterly to a point 30 feet from the Southwesterly corner of Lot 25, said point being on a line formed by extending the Westerly boundary line of Lot 25 along beach;
Thence Northeasterly to the Southwesterly corner of Lot 25;
Thence Easterly along Southerly line to point of beginning;

TOGETHER WITH first class tidelands, as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon the above described premises and lying within the boundaries of Tracts 2 and 4, Plate 2, Tide and Shorelands of Sections 34 and 35 in Township 35 North, Range 1 East of the Willamette Meridian, as shown on the official Map thereof in the office of the State Land Commissioner at Olympia, Washington;

PARCEL B:

That portion of Lot 24, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", according to the plat recorded in Volume 5 of Plats, at page 27, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 24;
Thence South 68°35' East along the South line of said Lot 24 a distance of 187.96 feet to the Southeast corner of said Lot 24;
Thence North 58°53'07" West a distance of 73.18 feet;
Thence North 74°39'34" West a distance of 116.48 feet to the Point of Beginning;



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EXHIBIT B

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN THE PLAT.

Said Covenants were amended by document recorded February 17, 1959 under Auditor's File No. 576699.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Rancho San Juan Del Mar Subdivision No. 1
Recorded: November 27, 1945
Auditor's No.: 385571

C. Terms and provisions of that certain Contract, dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963 under Auditor's File No. 630694.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Del Mar Community Service, Inc.
Dated: October 25, 1962
Recorded: January 9, 1963
Auditor's No.: 630691
Purpose: Installation, maintenance, repair, etc. of water lines
Area Affected: Southwesterly 10 feet of Lots 5 - 25 and a portion of Tracts B, D and E

E. Reservations contained in deed from the State of Washington recorded under Auditor's File Nos. 144146 and/or 345486, 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 any Tidelands appurtenant to subject property)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.



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F. 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 any Tidelands appurtenant to subject property)

G. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein. (Affects any Tidelands appurtenant to subject property)

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: July 23, 1951
Auditor's No. 463559
Purpose: Electric poles, lines & appurtenances
Area Affected: A portion of the subject property

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Surveys
Recorded: December 2, 1983, June 7, 1990, October 22, 1992 and
October 23, 2003
Auditor's No.: 8312020001, 9006070036, 9210220059 and
200310230082, respectively
Affects: Subject property and property to the North

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

Recorded: August 13, 1992
Auditor's No.: 9208130042
Regarding: 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.



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