

When recorded return to:
Potlatch Beach Division No. 2 Community
Association
1523 NE 77th Street
Seattle, WA 98115



201310300078

Skagit County Auditor \$75.00
10/30/2013 Page 1 of 4 1:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020120

CHICAGO TITLE
620020120

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred R Sievers and Susan J Sievers, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Potlatch Beach Division No. 2 Community Association
the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED LEGAL PER ATTACHED EXHIBIT "A"

Abbreviated Legal: PTN GOV LOT 2, 35-36-01

Tax Parcel Number(s): P46825 / 360135-0-003-0003

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134381
OCT 30 2013

Amount Paid \$ 521.20
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 28⁹, 2013

Fred R Sievers
Fred R Sievers
Susan J Sievers
Susan J Sievers

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Fred R. Sievers and Susan J. Sievers
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10/29/13

Shelley Ann Wiese
Name: Shelley Ann Wiese
Notary Public in and for the State of Washington
Residing at: Kenmore
My appointment expires: 8/29/15

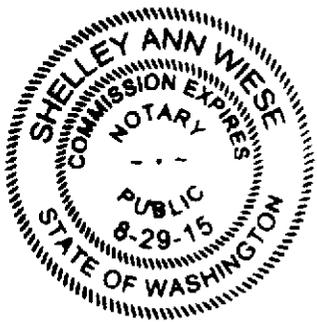


EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 2, lying Easterly of the County Road, Section 35, Township 36 North, Range 1 East, W.M.;

EXCEPT any portion lying within the "PLAT OF POTLATCH BEACH DIV. NO. 2," as per plat recorded in Volume 10 of Plats, pages 8 and 9, records of Skagit County, Washington,

ALSO EXCEPT any portion of said Government Lot 2 lying Southerly of the following described line:

Beginning at the Northeast corner of Government Lot 2, Section 35, Township 36 North, Range 1 East, W.M.;

thence East 390 feet;

thence South 334 feet;

thence West to the East line of County road;

thence Northerly along the East line of said County road to a point of 249 feet South of the North line of said Government Lot 2, said point being the true point of beginning of this line description;

thence East to the East line of said Government Lot 2, being the terminus of this line description;

AND ALSO EXCEPT County road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 1/75ths interest in and to the following described tract:

That portion of Lot 19, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An undivided 25/75ths interest in those second class tidelands situated in front of, adjacent to and abutting upon Lots 19 through 56, inclusive, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Approved
Fred Sievers



201310300078

EXHIBIT "B"
Exceptions

1. Declaration of Covenant and the terms and conditions thereof
Recording Date: March 27, 1974
Recording No.: 798397
2. Skagit County Planning Findings of Fact and the terms and conditions thereof
Recording Date: April 17, 1996
Recording No.: 9604170010
3. Water Rights Agreement and the terms and conditions thereof
Recording Date: May 22, 1996
Recording No.: 9605220058
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Constance Rosemary Dempsey et al
Purpose: Ingress, egress, and utilities
Recording Date: December 8, 1997
Recording No.: 9712080090
Affects: A portion of said premises
5. Record of Survey
Recording Date: May 26, 2010
Recording No.: 201005260088
6. City, county or local improvement district assessments, if any.

