

When recorded return to:
Stuart Thorson and Lois Thorson
1103 Taylor Avenue
Bellingham, WA 98225



201401300035

Skagit County Auditor
1/30/2014 Page

\$73.00
1 of 2 10:35AM

Recorded at the request of:

File Number: A106518

Statutory Warranty Deed

A106518

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sharon Ann Johnson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stuart Thorson and Lois Thorson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tracts 18 and 19 Deception Pass Waterfront Tracts

Tax Parcel Number(s): P64877, 3898-000-019-0008

Tracts 18 and 19, "DECEPTION PASS WATERFRONT TRACTS", according to the plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington.

TOGETHER WITH tidelands extending to the line of extreme low tide, situate in front of, adjacent to or abutting upon said tracts.

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 1/08/2014

Sharon Ann Johnson
Sharon Ann Johnson

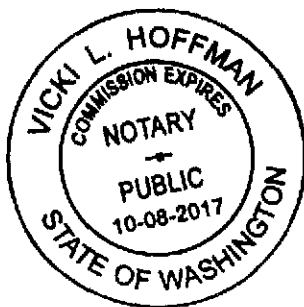
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014307
JAN 30 2014

Amount Paid \$9,973.⁰⁰
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sharon Ann Johnson, 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: 1-10-14



Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of
Residing at Anacortes, WA
My appointment expires: 10/08/2017

Washington

EXHIBIT A

EXCEPTIONS:

A. RESERVATION OF MINERALS, ETC., AS PROVIDED BY SECTION 7797-56 OF REMINGTON'S REVISED STATUTES, AS CONTAINED IN DEED:

From: State of Washington
To: William P. Joslin
Dated: September 27, 1945
Recorded: November 3, 1945
Auditor's No.: 384767, in Volume 204 of Deeds, page 375

(Affects tidelands only)

B. RESTRICTIVE COVENANTS AS CONTAINED IN DEEDS UNDER WHICH TITLE IS CLAIMED:

Dated: October 29, 1945 and August 28, 1947
Recorded: November 21, 1945 and December 13, 1951
Auditor's No.: 385376 and 467863, in Volumes 204 and 247 of Deeds, pages 620 and 659, respectively
As Follows: "Said property is not to be used for commercial purposes."

C. Right to the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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 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.)

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

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: May 4, 1948
Recorded: May 17, 1948
Auditor's No.: 718226
Purpose: Drain water on to subject property

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

Recorded: May 29, 1996
Auditor's No.: 9605290063



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