

When recorded return to:  
Anthony Allison and Nancy Fisher-Allison  
5221 38th Avenue NE  
Seattle, WA 98105



201404220077

Skagit County Auditor \$75.00  
4/22/2014 Page 1 of 4 3:33PM

Recorded at the request of:

File Number: A107435

## Statutory Warranty Deed

<sup>A107435</sup>  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael Christopher Steffy and Staci A. Steffy, husband and wife; Carol M. Steffy, as her separate estate, and Scott Hunter Steffy, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Anthony Allison and Nancy Fisher-Allison, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

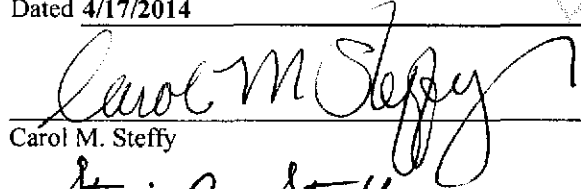
Lot 23, Block 7, HOLIDAY HIDEAWAY NO 1

Tax Parcel Number(s): P66082, 3926-007-023-0003

Lot 23, Block 7, "HOLIDAY HIDEAWAY NO. 1", according to the Plat thereof recorded in Volume 8 of Plats, pages 36 through 42, 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 4/17/2014

  
Carol M. Steffy

  
Staci A. Steffy

  
Michael Christopher Steffy

  
Scott Hunter Steffy

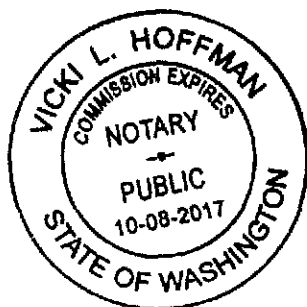
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20141314  
APR 22 2014

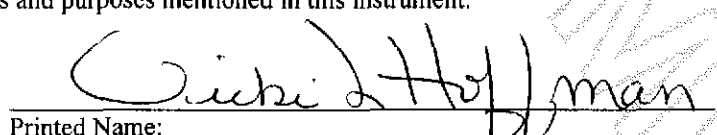
Amount Paid \$1,340.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

STATE OF Washington }  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Carol M. Steffy, the person 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: 4-22-14



  
Printed Name:

Notary Public in and for the State of

Residing at ANACORTES

My appointment expires: 10-8-17

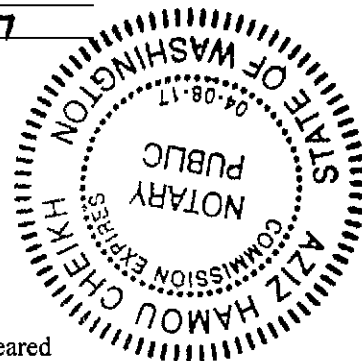
Washington

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Michael Christopher Steffy and Staci A. Steffy, 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: 04.19.14

Aziz Hamou Cheikh  
Printed Name:  
Notary Public in and for the State of Washington  
Residing at Woodinville  
My appointment expires: 04.08.17

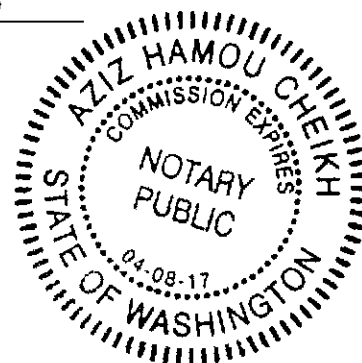


STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Scott Hunter Steffy, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 04.19.14

Aziz Hamou Cheikh  
Printed Name:  
Notary Public in and for the State of Washington  
Residing at Woodinville  
My appointment expires: 04.08.17



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## EXHIBIT A

### EXCEPTIONS:

A. The right granted in the "PLAT OF HOLIDAY HIDEAWAY NO. 1" to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all streets thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.

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

Plat/Subdivision Name: Holiday Hideaway No. 1  
Auditor's No: 625483

C. SUBJECT, also, to exceptions and reservation of minerals, mineral rights, fossils, etc., in Deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds, pages 633, 267 and 113, respectively, records of Skagit County.

Affects: Lots abutting tidelands

D. Matters relating to Holiday Hideaway Country Club, now known as Holiday Hideaway Association, recorded March 29, 1982 and January 11, 2006 under Auditor's File Nos. 8203290018, 8203290019 and 200601100165.

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.)

Affects: Lots abutting tidelands



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F. PROVISIONS CONTAINED IN CONTRACTS THROUGH WHICH TITLE IS CLAIMED. AS FOLLOWS:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the non-profit GUEMES ISLAND BEACH CLUB, according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities.

Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or Company. In the event that such lines are not so installed within three years from the date hereof, or sooner, at Seller's option, Seller shall install such distribution lines and water system for the use of Buyer, and Buyer agrees to use said lines when they have been installed. Buyer agrees to pay, upon completion, a hook up charge to the said distribution lines and a periodic use charge. In such case Buyer and Seller agree that Seller may, at its discretion, continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Seller's option, to open the view of adjacent lots..."

(For your information, Holiday Hideaway Country Club is the apparent successor to Guemes Island Beach Club.)

G. RESERVATIONS CONTAINED IN DEED

|                 |   |
|-----------------|---|
| Executed by:    | Square Harbor Development Corporation   |
| Recorded:       | February 15, 1968 and January 15, 1969  |
| Auditor's Nos.: | 710270 and 722327   |
| As Follows:     | Subject to reservation by Seller, its successors and/or assigns, to use said Tracts for recreational purposes |



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Skagit County Auditor

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\$75.00

3:33PM