

When recorded return to:
Gregory Bishop and Susan Bishop
10708 150th Avenue SE
Renton, WA



201405140042

Skagit County Auditor \$73.00
5/14/2014 Page 1 of 2 1:17PM

Recorded at the request of:
Guardian Northwest Title
File Number: A105318

Statutory Warranty Deed

A105318-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Phyllis J. Swenson and James R. Swenson, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gregory Bishop and Susan Bishop, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Tract 14 Potlatch Beach No. 2
Tax Parcel Number(s): P77591, 4179-000-014-0001

Tract 14, "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, a non-exclusive easement for access to the beach over Lot 19 and the Westerly 20 feet of Lots 20 and 21, of the original "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.

ALSO, a 1/75th undivided interest in the tidelands lying in front of and abutting upon Lots 19 to 56, inclusive, in the said original "PLAT OF POTLATCH BEACH, GUEMES ISLAND, 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 5/09/2014

Phyllis J. Swenson
Phyllis J. Swenson

James R. Swenson
James R. Swenson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

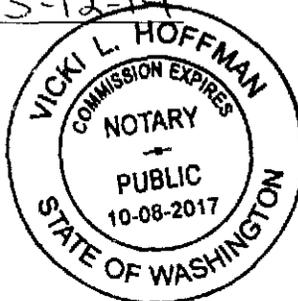
20141625
MAY 14 2014

Amount Paid \$ 7,890.40
Skagit Co. Treasurer
By *man* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Phyllis J. Swenson and James R. Swenson, 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: 5-12-14



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

EXCEPTIONS:

EXHIBIT A

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

Dated: March 27, 1974, July 14, 1971, February 28, 1986 and August 21, 1999
Recorded: March 27, 1974, April 3, 1974, February 28, 1986 and September 7, 2000
Auditor's No: 798397, 798725, 8602280030 and 200009070011
Executed by: H.B. Nelson and Ida M. Nelson, husband and wife

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

Short Plat No.: Potlatch Beach Div. 2
Recorded: September 21, 1971
Auditor's No: 758305

- C. Any tax, fee, assessments or charges as may be levied by Potlatch Beach Community Club.
- D. Any tax, fee, assessments or charges as may be levied by Potlatch Beach Water Association.



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