

When recorded return to:  
Craig M. Gifford  
PO Box 524  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108385



201411140057  
Skagit County Auditor \$75.00  
11/14/2014 Page 1 of 4 1:36PM

### Statutory Warranty Deed

A108385-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Fred B. Norg and Delaura L. Norg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Craig M. Gifford, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 15 and Ptn. of Lots 14 and 16, Deception Pass Waterfront Tracts

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): P64875, 3898-000-015-0002

Dated 10/29/2014

Fred B. Norg

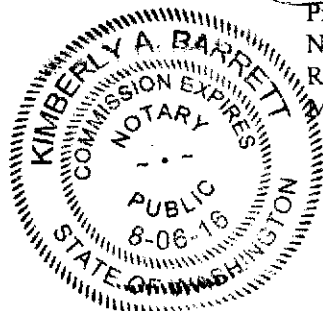
Delaura L. Norg  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144301  
NOV 14 2014

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$11,931.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

I certify that I know or have satisfactory evidence that Fred B. Norg and Delaura L. Norg, 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: 11-13-14



Printed Name: Kimberly A. Barrett  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2017 aug 6, 2016

## EXHIBIT A

Lot 15, "DECEPTION PASS WATERFRONT TRACTS," as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 14 of said "DECEPTION PASS WATERFRONT TRACTS," described as follows: Beginning at a point on the East line of said Lot 14, 142.6 feet South of the Northeast corner thereof; Thence South 45 degrees, 00'00" West a distance of 10.18 feet; Thence South a distance of 18.0 feet; Thence South 45 degrees, 00' 00" East a distance of 10.18 feet to the East line of said Lot 14; Thence North along said East line a distance of 32.4 feet, more or less, to the point of beginning;

AND TOGETHER WITH that portion of Lot 16 of said "DECEPTION PASS WATERFRONT TRACTS," described as follows: Beginning at a point on the West line of said Lot 16, said point being 141.0 feet South of the Northwest corner thereof; Thence South 30 degrees, 0' 00" East a distance of 11.0 feet; Thence South a distance of 8.9 feet; Thence South 60 degrees, 0' 00" West a distance of 6.35 feet to the West line of said Lot 16; Thence North along said West line for a distance of 20.70 feet, more or less, the point of beginning;

AND ALSO TOGETHER WITH tidelands of the second class extending to the line of extreme low tide and situate in front of, adjacent to and abutting on the above described premises.



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EXHIBIT B

**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:

Recorded: November 8, 1945 and January 23, 1947  
Auditor's No.: 384945 & 400259

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. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 9, 1986  
Auditor's No.: 8605090006  
Purpose: Guy Wire Anchors  
Area Affected: As described

F. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 9, 1986  
Auditor's No.: 8605090007  
Purpose: Driveway  
Area Affected: As Located



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G. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 9, 1986  
Auditor's No.: 8605090008 and 8605090011  
Purpose: Joint Effluent System  
Area Affected: As Located

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 9, 1986  
Auditor's No.: 8605090009  
Purpose: Beneficial Driveway Easement

I. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: March 25, 2002  
Auditor's No.: 200203250012  
Purpose: Use of Septic System Located on Lot 14,  
Together with provisions for maintenance

Said document is a revision of easement recorded under Auditors File No. 8505090010.

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: March 14, 2003  
Auditor's No.: 200303140171

K. Provisions and matters regarding Boundary Line Adjustments set forth on documents recorded April 18, 2003 under Auditor's File Nos. 200304180065 and 200304180066.

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

Recorded: July 23, 2003  
Auditor's No.: 200307230123  
Regarding: Protected Critical Area Site Plan

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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