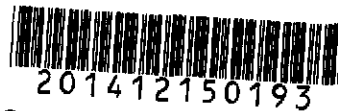


When recorded return to:  
Alan S. Hergert and Ana C. Hergert  
1838 38th Avenue E.  
Seattle, WA 98112

Recorded at the request of:  
Guardian Northwest Title  
File Number: A107294



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### Statutory Warranty Deed

A107294-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Barbara Wallen Williams, Kristine L. Wallen and Judy Ann Moore, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alan S. Hergert and Ana C. Hergert, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1, 2 & Ptn. Lot 3, Hopley's Samish Island 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): P66126, 3928-000-004-0099, P47270, 360227-4-068-0004

Dated 12/05/2014

Barbara Wallen Williams  
Barbara Wallen Williams

Kristine L. Wallen  
Kristine L. Wallen

Judith Ann Moore  
Judith Ann Moore

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20144751

DEC 15 2014

Amount Paid \$ 13,177.00

Skagit Co. Treasurer  
By nam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Barbara Wallen Williams, Kristine L. Wallen and Judith Ann Moore, 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: 12-10-14

Katie E. Hickok  
Printed Name: Katie E. Hickok  
Notary Public in and for the State of Washington  
Residing at mtuvenon  
My appointment expires: 1-7-15



## EXHIBIT A

Lots 1, 2 and the East ½ of Lot 3, "HOPLEY'S SAMISH ISLAND TRACTS", as per plat recorded in Volume 5 of Plats, page 44, records of Skagit County, Washington.

TOGETHER WITH that portion of the following described tract that lies between the Northerly extension of the Westerly and Easterly lines of the above described property:

Tidelands of the second class suitable for the cultivation of oysters as conveyed by the State of Washington lying West of a line running North and South and intersecting the meander line of Government Lot 3, Section 26, Township 36 North, Range 2 East, W.M. at a point 660 feet West of the Northeast corner of the West ½ of said Government Lot 2, and lying within the following described premises:

Commencing at a point 1 chain North of the meander corner between Sections 25 and 26 said Township and Range; thence North 2°37' West 10.70 chains; thence North 85°53' West 26.17 chains; thence North 2°37' West 15.30 chains; thence South 72°49' West 7.95 chains; thence South 53°07' West 27.71 chains; thence South 2°37' East 11.40 chains; thence North 87°23' East 56.60 chains to the point of beginning.



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EXHIBIT B

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: April 16, 1931  
Auditor's No.: 242595, in Vol. 157 of Deeds, pg. 342  
Purpose: Electric transmission and distribution line  
Area Affected: The exact location of said easement is not disclosed on the record

B. 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.)

C. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 125618, in Volume 110 of Deeds, page 311, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

D. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91418, in Volume 88 of Deeds, page 513, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

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



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

Recorded: May 7, 1986  
Auditor's No.: 8605070011  
Regarding: Notice of On-site Sewage System Limitation

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.

G. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.  
REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY  
MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 8, 2011  
Auditor's No.: 201109080043

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

Recorded: November 7, 2012  
Auditor's No.: 201211070067  
Regarding: Special Flood Hazard Zone

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.

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

Recorded: April 4, 2013  
Auditor's No.: 201304040087  
Regarding: Shoreland Substantial Development Permit PL-12-0369

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.

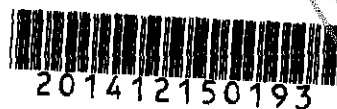


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J. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File Nos. 201105040041 and 201105040042.

K. 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:	July 24, 2014
Auditor's No.:	201407240001



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