



When recorded return to:

SUZANNE C. KING and CHRIS M. KING
15174 CHANNEL DRIVE
LA CONNER, WA 98257

STATUTORY WARRANTY DEED

A107A04-2

GUARDIAN NORTHWEST TITLE CO.

Escrow No.: 20849

Title Order No.: A107904

THE GRANTOR(S)

RONNY D. BAUER and CONNIE BAUER, Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

SUZANNE C. KING and CHRIS M. KING, Wife and Husband

the following described real estate situated in the County of Skagit, State of Washington:

THE NORTHERLY 1/2 OF TRACT 11, "PLAT OF SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4008-000-011-0001(F69427)

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: MARCH 25, 2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015940

MAR 27 2015

Amount Paid \$ 13,088.00

Skagit Co Treasurer

By *nam* Deputy

RONNY D. BAUER

CONNIE BAUER

STATE OF Washington

) ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that RONNY D. BAUER and CONNIE BAUER are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 26th day of March, 2015

CANDACE A. RUMMELHART

Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/17

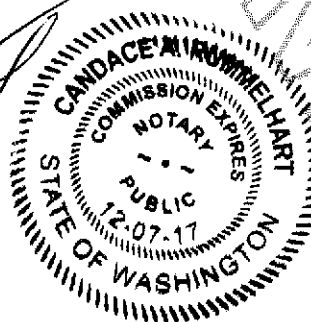


EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19 of Skagit County
Recorded: July 17, 1973
Auditor's No.: 638435 (and other documents of record)
Purpose: Ingress and egress
Area Affected: Exact location undisclosed on the record

B. CONSTRUCTION AND MAINTENANCE OBLIGATIONS AS SHOWN ON THE PLAT OF SKAGIT BEACH NO. 1, AS FOLLOWS:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of all lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the County road system, it is hereafter agreed by said lot owners that the roads involved shall first be constructed to prevailing County standards and to the County Engineer's approval by said lot owners."

We note the recording of a right-of-way deed dated July 27, 1978 and recorded July 31, 1978 under Auditor's File No. 884564 in favor of Skagit County in regards to Channel Drive.

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

Dated: June 3, 1966
Recorded: June 9, 1966
Auditor's No.: 683921
Executed By: Skagit Properties, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED:

Declaration Dated: June 3, 1968
Recorded: June 13, 1968
Auditor's No.: 714706
Executed By: Skagit Properties Company

D. Drainfield setback lines as delineated on the face of the Plat.

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.)

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19, Skagit County
Recorded: October 25, 1963
Auditor's No.: 642421
Purpose: Control and Maintenance of Dikes
Area Affected: Said premises

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: May 7, 1998
Auditor's No.: 9805070002

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

Recorded: October 11, 2000
Auditor's No.: 200010110106
Regarding: Shoreline Variance

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: February 27, 2001
Auditor's No.: 200102270084
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.

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

Recorded: February 27, 2001
Auditor's No.: 200102270085
Regarding: Development Activities On or Adjacent to Designated
Natural Resource Lands

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.

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

Recorded: February 27, 2001
Auditor's No.: 200102270086
Regarding: Title Notification Area of Special Flood Hazard

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.

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

Recorded: February 27, 2001
Auditor's No.: 200102270087
Regarding: Waiver and Covenant Not to Sue Skagit County and
Adjacent to Natural Resource Lands Property Owners

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.

M. 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:

December 7, 2012

Auditor's No.:

201212070117