

When recorded return to:  
Edward D. Caldwell and Catherine J. Anderson  
864 Olympic Boulevard  
Everett, WA 98203



201504170064

Skagit County Auditor \$75.00  
4/17/2015 Page 1 of 4 10:47AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108913

**Statutory Warranty Deed**

A108913  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR **Ferdi Businger**, an unmarried man for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Edward D. Caldwell and Catherine J. Anderson**, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 10 Leadbetter's Sinclair 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): P67191, 3944-000-010-0001

Dated 3/25/2015

Ferdi Businger  
Ferdi Businger

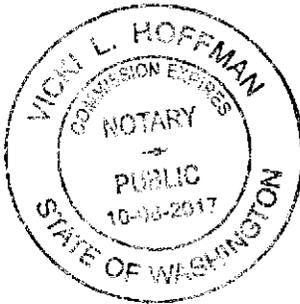
Amount Paid \$17,659.  
By Skagit Co. Treasurer  
Mam Deputy  
APR 17 2015  
20151239  
REAL ESTATE EXCISE TAX  
SKAGIT COUNTY WASHINGTON

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ferdi Businger, the persons 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: 4-6-15

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



**EXHIBIT A**

Tract 10, "ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS", as per plat recorded in Volume 9 of Plats, page 30, records of Skagit County, Washington.

TOGETHER WITH tidelands of the Second Class as conveyed by the State of Washington, situate in front of, adjacent to and abutting thereon.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across Tract A of said "ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS".

EXHIBIT B

**EXCEPTIONS:**

A. Restriction contained in instruments affecting other tracts in said subdivision, which may be notice of a general plan:

"...no portion of said premises shall be used for industrial, business or commercial purposes."

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Lauren L. Venable and Evelyn J. Venable, his wife  
Dated: February 9, 1962  
Recorded: February 21, 1962  
Auditor's No.: 618263  
Purpose: Roadway purposes  
Area Affected: Access easement over Tract A

C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: May 21, 2004  
Recorded: May 27, 2004  
Auditor's No.: 200405270173  
Affects: Private Roadway over Tract A

D. Reservations contained in deed from the State of Washington, 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.

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. 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.

G. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

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

Recorded: July 2, 2004  
Auditor's No.: 200407020107  
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.

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

Recorded: April 21, 2005  
Auditor's No.: 200504210065  
Regarding: Special Flood Hazard Area

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: January 23, 2009  
Auditor's No.: 200901230086  
Regarding: Seawater Intrusion Drinking Water Status Report

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.