



201505150058

Skagit County Auditor

\$77.00

5/15/2015 Page

1 of

6 10:31AM

Return Address:

Perkins Coie LLP
1201 Third Avenue, Suite 4900
Seattle, Washington 98101
Attention: Mariann Mann

GUARDIAN NORTHWEST TITLE CO.

A108490-1

Document Title(s) (or transactions contained therein):

1. Special Warranty Deed
- 2.

Reference Number(s) of Documents assigned or released: N/A
(on page ___ of document(s))

Grantor(s) (Last name first, then first name and initials):

1. Arana, Jan N., in her capacity as Co-Executor of the Estate of Jack O. Nelsen, Deceased
2. Nelsen, Sue L., in her capacity as Co-Executor of the Estate of Jack O. Nelsen, Deceased

Grantee(s) (Last name first, then first name and initials):

1. Ashbach, Matthew N., a married man
2. Ashbach, Heather D. Rogers, a married woman
3. Ashbach, Brian C., a married man
4. Ashbach, Lindsay B., a married woman

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Tract 17, Fred Strell's West Beach Tracts; and Section 2, Township 35 North, Range 1 East, Ptn. Gov. Lot 4

Full legal is on page 3 of document.

Assessor's Property Tax Parcel/Account Number

P65533 (Tax Account No. 3917-000-017-0007) and P31170 (Tax Account No. 350102-0-024-0008)

SPECIAL WARRANTY DEED

GRANTORS, Jan N. Arana and Sue L. Nelsen, in their capacities as Co-Executors of the Estate of Jack O. Nelsen, Deceased, King County, Washington Superior Court Cause No. 11-4-03243-1 SEA, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, bargain, sell and convey to GRANTEES, Matthew N. Ashbach and Heather D. Rogers Ashbach, husband and wife, and Brian C. Ashbach and Lindsay B. Ashbach, husband and wife, the real property situated in Skagit County, Washington that is more particular described on EXHIBIT A attached hereto, subject to the matters described on EXHIBIT B attached hereto.

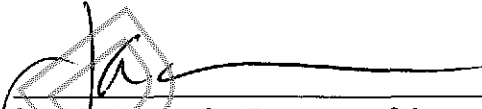
Grantors expressly limit the covenants of this Deed to those expressed herein and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under Grantor and not otherwise, Grantor will forever warrant and defend the real property described herein.

DATED this 12TH day of MAY, 2015.


GRANTORS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151703
MAY 15 2015

Amount Paid \$16,575.⁰⁰
Skagit Co. Treasurer
By man Deputy



Jan N. Arana, Co-Executor of the
Estate of Jack O. Nelsen, Deceased



Sue L. Nelsen, Co-Executor of the
Estate of Jack O. Nelsen, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 12th day of May, 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jan N. Arana, the person that executed the within and foregoing instrument as Co-Executor of the Estate of Jack O. Nelsen, Deceased, and acknowledged said instrument to be the free and voluntary act and deed of said estate for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument on behalf of said estate.

GIVEN under my hand and official seal the day and year first above written.

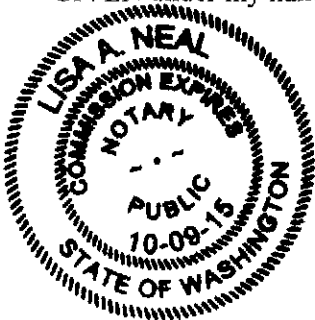


Susan Lanning
(Signature of Notary)
Susan Lanning
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington, residing at Seattle
My appointment expires: 0710915

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this 13th day of May, 2015 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sue L. Nelsen, the person that executed the within and foregoing instrument as Co-Executor of the Estate of Jack O. Nelsen, Deceased, and acknowledged said instrument to be the free and voluntary act and deed of said estate for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument on behalf of said estate.

GIVEN under my hand and official seal the day and year first above written.



Lisa A Neal
(Signature of Notary)
LISA A. Neal
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington, residing at Issaquah, WA
My appointment expires: 10-9-15

EXHIBIT A

Legal Description of the Property

The following described land situated in the State of Washington, County of Skagit:

PARCEL "A":

Tract 17, "FRED STRELL'S WEST BEACH TRACTS", according to the plat recorded in Volume 5 of Plats, page 22, records of Skagit County, Washington.

PARCEL "B":

That portion of Government Lot 4, Section 2, Township 35 North, Range 1, East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Government Lot 4; thence South $89^{\circ}53'$ West along the North line of said Government Lot 4, a distance of 698.50 feet to the East line of the County Road; thence South $12^{\circ}31'$ West 245.62 feet; thence North $89^{\circ}53'$ East 755.51 feet to the East line of said Government Lot 4; thence North zero degrees $54'$ West 239.70 feet to the point of beginning. Together with an undivided interest in Tracts A and B in said Driftwood Tracts Plat, as recorded in Volume 6 of Plats, page 15.

EXHIBIT B

Exceptions to Title

1. General taxes and assessments that are not yet due and payable.
2. Easement and agreement related to community well, water system and powerline, including the terms and conditions thereof:

Between: F.S. Strellnauer and Winifred T. Strellnauer
Dated: August 20, 1959; August 21, 1959 and August 21, 1959
Recorded: September 11, 1959; September 28, 1959 and September 28, 1959
Auditor's Nos.: 585378, 585972 and 588155
3. Reservations, restrictions and/or exceptions contained in instrument:

From: F.S. Strellnauer and Winifred T. Strellnauer
Recorded: August 14, 1957
Auditor's No.: 555306
4. 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.
5. Regulatory notice/agreement that may include covenants, conditions and restrictions affecting the subject property:

Recorded: September 29, 2009
Auditor's No.: 200909290126
Regarding: Notice of On-Site Sewage System Maintenance Agreement
6. Matters as disclosed and/or delineated on the face of the following survey:

Name: Fred Strell's West Beach Tracts
Recorded: January 29, 1945
Auditor's No.: 377701
7. Matters as disclosed and/or delineated on the face of the following survey:

Name: Driftwood Tracts
Recorded: November 3, 1947
Auditor's No.: 410706

8. Reservation contained in deed:

Executed by: Estate of Evan M. Nelsen
Recorded: March 12, 1985
Auditor's No.: 8503120013

9. Matters as disclosed and/or delineated on the face of the following survey:

Name: Survey
Recorded: November 15, 1990
Auditor's No.: 9011150003

10. Matters as disclosed and/or delineated on the face of the following survey:

Name: Survey
Recorded: December 23, 1997
Auditor's No.: 9712230025

11. 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.: 201407240080

12. Matters that an accurate and updated survey of the Property would reveal.