



201506030043

Skagit County Auditor \$74.00
6/3/2015 Page 1 of 3 10:24AM

When recorded return to:
Blaine C. Detering and Carolyn J. Detering
5819 Totem Trail
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109149

Statutory Warranty Deed

A109149-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Perry C. Higman and Sandra J. Higman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Blaine C. Detering and Carolyn J. Detering, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 35, Township 36 North, Range 1 East; Ptn. Gov't Lot 1 and Lot 17 Potlatch Beach No. 2

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): P77594, 4179-000-017-0008, P46824, 360135-0-001-0302

Dated 6/01/2015

Perry C. Higman

Sandra J. Higman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152034
JUN 03 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5,701.00
By Heem Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Perry C. Higman and Sandra J. Higman, 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: 6-1-15

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

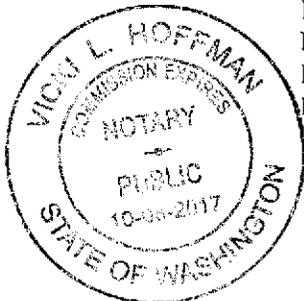


EXHIBIT A

PARCEL A:

That portion of Government Lot 1 of Section 35, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point at the Northeast corner of Lot 17 of the PLAT OF POTLATCH BEACH DIV. NO. 2, according to the plat thereof recorded in Volume 10 of Plats, pages 8 and 9, records of Skagit County, Washington;

Thence East parallel with the North line of said Section 35 to the North and South center line of said Section 35;

Thence South following said North and South center line of said Section for a distance of 85 feet;

Thence Westerly in a straight line to the Southeast corner of said Lot 17 of the PLAT OF POTLATCH BEACH DIV. NO. 2;

Thence Northerly along the East line of said Lot 17 to the point of beginning.

PARCEL B:

Lot 17, PLAT OF POTLATCH BEACH DIV. NO. 2, according to the plat thereof recorded in Volume 10 of Plats, pages 8 and 9, records of Skagit County, Washington;

TOGETHER WITH an undivided $1/75$ interest in that portion of Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, lying below the line of extreme high tide, and in tidelands of the Second Class as conveyed by the State of Washington, situated in front of, adjacent to and abutting upon said Lots 19 to 56, inclusive.

ALSO TOGETHER WITH a non-exclusive easement for access to the beach over and across Lot 19 and the Westerly 20 feet of Lots 20 and 21, in said PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

EXHIBIT B

EXCEPTIONS:

The following Paragraphs A through G, inclusive, affect Parcel "B":

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

Dated: March 27, 1974, July 14, 1971, February 28, 1986 and August 21, 1999
Recorded: March 27, 1974, April 3, 1974, February 28, 1986 and September 7, 2000
Auditor's No: 798397, 798725, 8602280030 and 200009070011
Executed by: H.B. Nelson and Ida M. Nelson, husband and wife

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: Potlatch Beach Div. 2
Recorded: September 21, 1971
Auditor's No: 758305

C. Any tax, fee, assessments or charges as may be levied by Potlatch Beach Community Association.

D. Any tax, fee, assessments or charges as may be levied by Potlatch Beach Water Association

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 Tidelands.)

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. (Affects Tidelands.)

G. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 87523, 87524 and 403142, 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. (Affects Tidelands.)

H. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Entitled: Restriction Contained in Deed
Recorded: March 10, 1978
Auditor's No.: 875196 (Affects Parcel "A")