



201506080149

When recorded return to:
Noel R. Baca and Kimberly B. Baca
6422 182nd Place SW
Lynwood, WA 98037

Skagit County Auditor \$75.00
6/8/2015 Page 1 of 4 1:53PM

Recorded at the request of:
Guardian Northwest Title
File Number: A108897

Statutory Warranty Deed

A108897-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Craig E. Hatton and Ellen K. Hatton, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Noel Baca and Kimberly Baca, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 63 First Addn. to Alverson's Camping Tracts; and
Section 36, Township 36 North, Range 1 East; Ptn. Gov't Lot 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): P61763, 3856-000-063-0003, P46875, 360136-1-020-0209

Dated 5/29/2015

Craig E. Hatton

Ellen K. Hatton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152103
JUN 08 2015

Amount Paid \$ 9741.60
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Craig E. Hatton and Ellen K. Hatton, 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

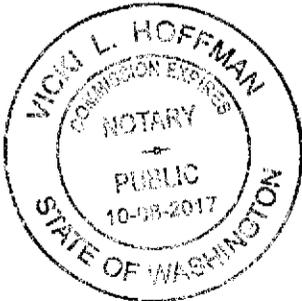


EXHIBIT A

PARCEL "A":

Lot 63, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", as per plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington.

PARCEL "B":

ALSO, that portion of Government Lot 2, Section 36, Township 36 North, Range 1 East, W.M., lying between said Lot 63 of said "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND" and the mean high tide line in front thereof and within the boundaries of the said sides of the aforesaid tract if the same were extended to the said mean high tide line.

EXHIBIT B

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: CONTAINED IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

1. All buildings and improvements shall conform to the Skagit County Planning Commission Subdivision Regulations.
2. No buildings or structure will be built closer than three (3) feet from the property line laterally.
3. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the Northeasterly property line.
4. Fences will be limited to six (6) feet maximum height and will be of a design and color harmonious to the surroundings. Spite fences are prohibited.
5. No building or structure will be erected or used for commercial purposes, nor will any commercial venture be allowed.
6. Animals will be limited to household pets.
7. Structures will be single family residences and will have a septic tank of sufficient size and design as to pass County health requirements.
8. Buildings will be completed on the exterior within twelve (12) months from the starting date.
9. Buildings will be limited to single story above the highest elevation of the lot, and in no case will the peak be over fourteen (14) foot in height.
10. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the mean high tide line.

B. DECLARATION OF COVENANTS REGARDING A PRIVATE DOMESTIC WATER SYSTEM:

Recorded: November 10, 1972 and October 19, 1973
Auditor's No: 776625 and 792309

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: September 24, 1997
Auditor's No.: 9709240023

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alverson Tract Owners Association
Dated: July 24, 2000
Recorded: August 17, 2000
Auditor's No.: 200008170016
Regarding: Domestic Well and Easement

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver

And: Alverson Tract Owners Association
Dated: June 20, 2002
Recorded: June 25, 2002
Auditor's No.: 200206250052
Regarding: Waterline Easement

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint
And: Alverson Tract Owners Association
Dated: January 29, 2001
Recorded: January 30, 2001
Auditor's No.: 200101300092
Regarding: Domestic Well Agreement, Easement Agreement for water and Electrical lines and restrictive covenant agreement for 100 foot radius sanitary control area

Said instrument was modified by instrument recorded January 10, 2002, under Auditor's File No. 200201100063.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint
And: Alverson Tract Owners Association
Dated: July 23, 2002
Recorded: July 23, 2002
Auditor's No.: 200207230119
Regarding: Domestic Well Agreement; Easement Agreement for a 4" water main, an 8" fire main and electrical service; and restrictive covenant agreement for 100 foot radius sanitary control area

G. 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.)

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Alverson Tract Owners Association
And: Guemes Island Community at large
Recorded: February 4, 2003
Auditor's No.: 200302040134
Regarding: Skagit County Fire District No. 17 - right to take water for fire fighting from well

I. 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 1, 2014
Auditor's No.: 201412010127