

When recorded return to:  
Thomas G. Beckwith and Jolene K. Beckwith  
7445 West Mercer Way  
Mercer Island, WA 98040



201506190068

Skagit County Auditor \$75.00  
6/19/2015 Page 1 of 4 10:24AM

Recorded at the request of:  
File Number: A109386

**Statutory Warranty Deed**

*A109386*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marie Kelly, Trustee of the James and Marie Kelly Living Trust dated November 18, 1999 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Thomas G. Beckwith and Jolene K. Beckwith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Ptn. of Lots 1 through 13, Block 187, Map of Fidalgo City

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): P73281, 4101-187-013-0000, P20569, 340219-0-084-0006

Dated 6/03/2015

James and Marie Kelly Living Trust

Marie Kelly  
By: Marie Kelly, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2274  
JUN 19 2015

Amount Paid \$12,821.<sup>00</sup>  
Skagit Co. Treasurer  
By Man Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marie Kelly is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the James and Marie Kelly Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-17-15

Vicki L. Hoffman

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



**EXHIBIT A**

The East 50 feet of the West 81 feet of Lots 1 to 13, inclusive, Block 187, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH the South 25 feet of vacated Second Street abutting on said premises.

EXCEPTING from the above described tract that portion thereof lying below the line of mean high tide or the meander line (the line which is farthest out shall govern).

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington situate in front of, adjacent to and abutting upon said premises and lying between the Southerly projection of the East and West lines of said tract.

**EXHIBIT B**

**EXCEPTIONS:**

A. 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.)

B. 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.

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Similk Bay.

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

Recorded: November 13, 1991  
Auditor's No.: 9111130059  
Regarding: On-Site Sewage System

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.

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

Recorded: May 15, 1995  
Auditor's No.: 9505150088 and 9505150089  
Regarding: Variance 95-010 and 95-011

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.

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEYS:

Name: Surveys  
Recorded: September 12, 1991, April 28, 2000 and September 28, 2009  
Auditor's Nos.: 9109120057, 200004280012 and 200909290112

G. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 225622, 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 shoreland only)

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

Recorded: May 3, 1991  
Auditor's No.: 9105030022  
Regarding: Variance 91-009

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.