

When recorded return to:  
Mikal L. Berry  
P.O. Box 1032  
Cordova, AK 99574

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109346



Skagit County Auditor  
6/23/2015 Page

1 of

3

\$74.00

3:43PM

## Statutory Warranty Deed

A109346  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael B. Farley and Lauren K. Farley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mikal L. Berry, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

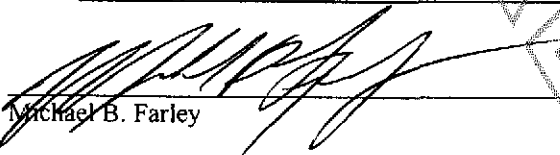
Lot 2 Guemes Seaview Estates

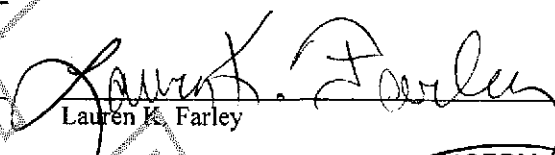
For Full Legal See Attached Exhibit "A"

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): P102319, 4595-000-002-0001

Dated 6/18/2015

  
Michael B. Farley

  
Lauren K. Farley

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2338  
JUN 23 2015

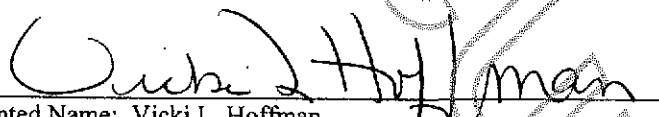
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$9759.40  
Skagit Co. Treasurer  
By HTS Deputy

I certify that I know or have satisfactory evidence that Michael B. Farley and Lauren K. Farley, 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: 6-22-15



  
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 2, "GUEMES SEAVIEW ESTATES", according to the plat thereof recorded in Volume 15 of Plats, Page 65, records of Skagit County, Washington.

### PARCEL "B":

An undivided 1/5th interest in the following described tract:

Tidelands of the second class lying in front of, adjacent to and abutting upon Lots 25 and 26, "PLAT OF ORCHARD BEACH TRACTS", according to the plat thereof recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington.

**EXHIBIT B**

**EXCEPTIONS:**

A. Exceptions and reservations contained in Deed from the State of Washington under which title to portion of said premises comprising tidelands is claimed, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. Any question or determination of the lateral boundaries of the tidelands covered herein.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: James E. Thompson, President of Thompson Land and Engineering, Inc.  
Dated: October 27, 1992  
Recorded: November 18, 1992  
Auditor's No: 9211180031  
Regarding: Water Use Agreement

Said instrument was modified by instrument recorded March 30, 1998, under Auditor's File No. 9803300173.

D. AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Guemes Seaview Estates  
Recorded: November 24, 1992  
Auditor's No: 9211240021

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

Dated: November 25, 1992  
Recorded: December 9, 1992  
Auditor's No: 9212090036  
Executed by: James E. Thompson, President of Thompson Land and Engineering, Inc.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Thompson Land & Engineering, Inc.  
Recorded: July 10, 1992  
Auditor's No: 9207100011  
Purpose: Well, water line and the maintenance thereof

Said easement was amended on November 18, 2008 under Auditor's File No. 200811180008.

G. Any tax, fee, assessments or charges as may be levied by Guemes Seaview Water System.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Michael and Lauren Farley and Robert and Irene Embrey  
Recorded: November 21, 2008  
Auditor's No: 200811210066  
Purpose: Amendment of access Easement to Lot 2 as shown on the face of the plat