

When recorded return to:
Jason A. Lee and Chelana L. Lee
13887 Polaris Point Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109229



201507090052

Skagit County Auditor

\$74.00

7/9/2015 Page

1 of

3 3:47PM

Statutory Warranty Deed

A109229
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Donald D. Young and Rosemary Young, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason A. Lee and Chelana L. Lee, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 128, all of Lot 129, Plat 1 Rancho San Juan Del Mar Subdiv. #3

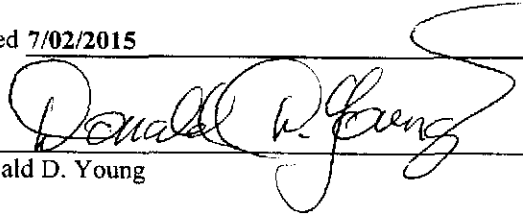
Tax Parcel Number(s): P68326, 3974-000-129-0002

All of Lot 129, and that portion of Lot 128, lying Southerly of the following described line:

Commencing at a point on the Easterly line of said Lot 128, 20 feet Northerly of the Southeasterly corner of said Lot 128, measured along the Easterly property line, thence Westerly to a point 17.5 feet Northeasterly of the Southwesterly corner of said Lot 128, measured along the Westerly boundary line of said Lot 128, all in Plat 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", according to the plat thereof recorded in Volume 6 of Plats, pages 19 to 22, inclusive, records of Skagit County, Washington.

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 "A" attached hereto

Dated 7/02/2015


Donald D. Young


Rosemary Young

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


2015 2642
JUL 09 2015

STATE OF Washington }
COUNTY OF Whatcom } SS:

Amount Paid \$ 8 282.⁰⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Donald D. Young and Rosemary Young, 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: 7-7-15


Printed Name Judy Sturlaugson
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 5/24/17

Notary Public
State of Washington
JUDY STURLAUGSON
My Appointment Expires May 24, 2017

EXHIBIT A

EXCEPTIONS:

A. 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: Plat of Rancho San Juan Del Mar, Subdivision No. 3
Recorded: May 3, 1948
Auditor's No.: 417708

B. Provision for maintenance as disclosed by Del Mar Community Service, Inc., in a letter dated November, 1976.

C. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkel and Esther M. McCorkle, his wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963, under Auditor's File No. 630694. For the full particulars of said instrument, we refer you to the recorded document.

D. 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.)

E. 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 Rosario Strait.

F. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

G. RESTRICTIVE COVENANTS DISCLOSED IN VARIOUS INSTRUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN:

"...Only one main residence to each lot i.e., no lot, tract or portion of lot or tract of this Plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of such lot shall be less than the original lot or tract as dedicated.

Main residence to cost not less than \$5,000.00, and any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearances within three years from the date of commencement of construction, and shall be connected to a septic tank. Purchaser agrees to participate and share in all costs of installation and maintenance of a nonprofit community water system, if and when said nonprofit community water system is established."

H. 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: Record of Survey
Recorded: December 16, 2011
Auditor's No.: 201112160127
Affects: A portion of subject property and other lands

1. 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: | Record of Survey |
| Recorded: | March 25, 2015 |
| Auditor's No.: | 201503250061 |