

When recorded return to:  
Ronald D. Skarbo Trust  
3373 Biz Point Road  
Anacortes, WA 98221



201507150050

Skagit County Auditor \$73.00  
7/15/2015 Page 1 of 2 10:47AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109548

**Statutory Warranty Deed**

<sup>A109548</sup>  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ronald G. Linder and Lyndia S. Linder, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald D. Skarbo, Trustee of the Ronald D. Skarbo Revocable Trust dated January 17, 2007 and amended October 15, 2009 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot K Rancho San Juan Del Mar Subdiv. #5

Tax Parcel Number(s): P68362, 3976-000-011-0019

Lot K, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 5", as per plat recorded in Volume 7 of Plats, Page 5, 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 7/08/2015

Ronald G. Linder  
Ronald G. Linder

Lyndia S. Linder  
Lyndia S. Linder

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2705  
JUL 15 2015

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 14,601.<sup>00</sup>  
Skagit Co. Treasurer  
By HS Deputy

I certify that I know or have satisfactory evidence that Ronald G. Linder and Lyndia S. Linder, 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: 7-9-15

Vicki L. Hoffman  
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**

**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. 5  
Recorded: December 5, 1951  
Auditor's No.: Volume 7 of Plats, page 5

B. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkle 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.

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 Puget Sound/Langley Bay.

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

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

Recorded: July 16, 2001  
Auditor's No.: 200107160147  
Regarding: Septic 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.