



201508060012

Skagit County Auditor

\$74.00

8/6/2015 Page

1 of

3 10:56AM

When recorded return to:

Alan J. Chaffee

2440 W. Commodore Way #200

Seattle, WA 98199

Recorded at the request of:

Guardian Northwest Title

File Number: A109233

**Statutory Warranty Deed**

THE GRANTOR Timothy J. R. Railton and Marcia Y. Railton, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alan J. Chaffee, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 16, Fred Strell's West Beach Tracts

GUARDIAN NORTHWEST TITLE CO.

A109233-1

Tax Parcel Number(s): P65532, 3917-000-016-0008

Tract 16, "FRED STRELL'S WEST BEACH TRACTS", as per plat recorded in Volume 5 of Plats, page 22, 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 7/30/2015

Timothy J. R. Railton

Marcia Y. Railton

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 3085

AUG 06 2015

Amount Paid \$ 14690.00

Skagit Co. Treasurer

By #116

Deputy

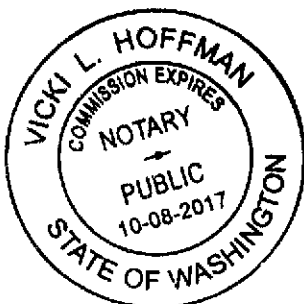
STATE OF Washington }

COUNTY OF Skagit }

SS:

I certify that I know or have satisfactory evidence that Timothy J. R. Railton and Marcia Y. Railton, 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: 8-4-15



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

### 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: Fred Strell's West Beach Tracts  
Recorded: January 29, 1945  
Auditor's No.: 377701

B. EASEMENT AND AGREEMENT RELATED TO COMMUNITY WELL, WATER SYSTEM AND POWERLINE, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: F.S. Strellnauer and Winifred T. Strellnauer, husband and wife  
Dated: August 20, 1959; August 21, 1959 and August 21, 1959  
Recorded: September 11, 1959; September 28, 1959 and September 28, 1959  
Auditor's Nos.: 585378, 585972 and 588155  
Area Affected: A 5 foot strip of land approximately 70 feet West of the County road through each lot and other property

C. 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.)

D. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91245 and 87488, 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: Tidelands)

E. Any tax, fee, assessments or charges as may be levied by Fred Strell's West Beach Tracts Water Association.

F. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: F.S. Strellnauer and Winifred T. Strellnauer, husband and wife  
Recorded: November 6, 1946  
Auditor's No.: 397702  
As Follows: "...with easement to F. S. Strellnauer for use of drain ditch valves on Tract sixteen (16)."

G. 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 23, 1997  
Auditor's No.: 9712230025

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

Recorded: August 22, 2001  
Auditor's No.: 200108220056  
Regarding: Protected Critical Area

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.