



201508280139

Skagit County Auditor

\$75.00

8/28/2015 Page

1 of

4 3:43PM

When recorded return to:  
 Richard M. Furlong and Cynthia K. Butt  
 908 E. Shelby Street  
 Seattle, WA 98102

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: A109803

# Statutory Warranty Deed

H109803-1  
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Marian J. Thomas, a single individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard M. Furlong and Cynthia K. Butt, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 2 and Ptn. Lot 1 Driftwood Tracts

Tax Parcel Number(s): P65120, 3905-000-002-0008

Lot 2 and the Southerly 10 feet, as measured at right angles to the South line of Tract 1, of the plat of "DRIFTWOOD TRACTS OF GUEMES ISLAND, SKAGIT CO., WASH.", as per plat recorded in Volume 6 of Plats, page 15, records of Skagit County, Washington.

TOGETHER WITH second class tidelands fronting and abutting upon said tracts as conveyed by the State of Washington in instrument recorded under Auditor's File No. 106584, 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 8/13/2015

*Marian J. Thomas*  
 Marian J. Thomas AIF

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

20153474

AUG 28 2015

ACKNOWLEDGEMENT-Attorney in Fact

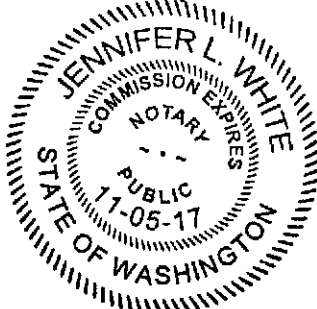
STATE OF WASHINGTON }

County of }

} ss Amount Paid \$ 11,842.00  
 } Skagit Co. Treasurer  
 By *nam* Deputy

On this 20<sup>th</sup> day of August, 2015, before me personally appeared Charles G. Thomas to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Marian J. Thomas and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



*Jennifer L. White*  
 Notary Public in and for the State of Washington  
 Residing at: *Maple Valley WA*  
 My Appointment Expires: *11-5-17*

## EXHIBIT A

### EXCEPTIONS:

A. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 106584, 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 only

### B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: John A. Ervine  
Dated: March 9, 1951  
Recorded: March 29, 1951  
Auditor's No.: 458628  
Purpose: For construction of a drainage ditch  
Area Affected: East 10 feet of subject property

### C. Restrictions imposed by various deeds, which may be notice of a common plan, as follows:

"No open sewage will ever be permitted, which agreement shall be binding to all successors and assigns of the vendee herein and run as a condition of the ownership of the said property and shall be for the benefit of any and all other owners of other tracts in the aforesaid Plat with the right of such other owners of cause enforcement of this agreement".

### D. 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: Driftwood Tracts of Guemes Island, Skagit Co., Wash.  
Recorded: November 3, 1947  
Auditor's No.: 410706

### E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ernest Knittal and Ada Knittal, husband and wife  
And: Mildred Robertson, a single woman, et al  
Dated: September 16, 1957  
Recorded: September 16, 1957  
Auditor's No.: 556100  
Regarding: Mutual easement and covenants necessary to maintain and locate certain water district property  
Affects: Includes other property

### F. 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: November 15, 1990  
Auditor's No.: 9011150003  
Affects: Portion of the subject property

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: February 18, 1992  
Auditor's No.: 9202180064  
Affects: North 10 feet of subject property

H. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded May 3, 1991 under Auditor's File No. 9105030095.

I. 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.)

J. 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.

K. 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: February 5, 2008  
Auditor's No.: 200802050017

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

Executed By: Marian Thomas  
Recorded: April 25, 2008  
Auditor's No.: 200804250038  
Regarding: Notice – On-Site Sewage System Maintenance Agreement

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.

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

Executed By: Marian J. Thomas  
Recorded: May 19, 2008  
Auditor's No.: 200805190001  
Regarding: Title Notification – Special Flood Hazard 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.