

When recorded return to:  
Blair Estenson and Stacey Estenson  
3927 West 12th Street  
Anacortes, WA 98221



201509010105

Skagit County Auditor

\$74.00

9/1/2015 Page

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3 3:56PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024542

CHICAGO TITLE

620024542

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Cox and Jeannine M. Cox, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Blair Estenson and Stacey Estenson, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 75, Block 6, Holiday Hideaway No. 1, according to the plat thereof, recorded in Volume 8 of  
plats, pages 36 through 42, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66036, 3926-006-075-0002

Dated: August 28, 2015

Michael J. Cox

Jeannine M. Cox

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20153532

SEP 01 2015

Amount Paid \$ 7783.60  
Skagit Co. Treasurer  
By Deputy

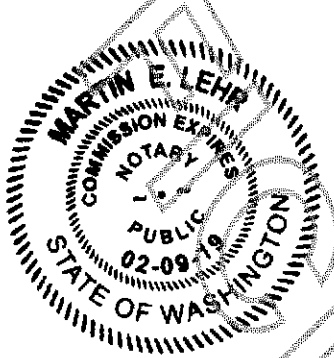
STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON  
County of Skaagit

I certify that I know or have satisfactory evidence that Michael J. Cox and Jeannine M. Cox are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-31-15



Martin E. Lehr  
Name: MARTIN E. LEHR  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Holiday Hideaway No. 1:

Recording No: 625483

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

3. Declaration of Service, including the terms, covenants and provisions thereof;

By: Guemes Island Water Company, Inc.  
Recording Date: February 23, 1989  
Recording No.: 8902230048

Modification of Declaration of Service;

Recording Date: March 2, 1990  
Recording No.: 9003020121

4. Bylaws of Holiday Hideaway Association, including the terms, covenants and provisions thereof;

Recording Date: March 24, 2015  
Recording No.: 201503240074

5. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: April 13, 1995  
Recording No.: 9504130047

6. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: May 22, 1995  
Recording No.: 9505230091

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 20, 2000  
Recording No.: 200004200047

8. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by Guemes Island Beach Club.