

TICOR TITLE

700281464
When recorded return to:
Mitchell M. Cook
7286 Holiday Boulevard
Anacortes, WA 98221

201511130133
Skagit County Auditor
11/13/2015 Page

1 of

4 3:28PM

\$76.00

Filed for record at the request of:

 **TICOR TITLE COMPANY**
2825 Colby Ave, Ste. 300
Everett, WA 98201

Escrow No.: 70028146

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sabine Financial Services Inc, a Delaware corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mitchell M. Cook, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 15, 16, 50 & 51, Block 3, "Plat of Holiday Hideaway Div No. 1", according to the plat thereof,
recorded in Volume 8 of Plats, Page 36, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

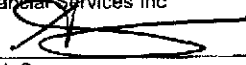
Tax Parcel Number(s): P65847, 3926-003-015-0002, P65848, 3926-003-016-0001, P65885,
3926-003-050-0008, P65886, 3926-003-051-0007,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Dated: November 10, 2015

Sabine Financial Services Inc

BY: 
Andre W. Souang
President

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015/11/13
NOV 13 2015

Amount Paid \$ 2755.10
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of CALIFORNIA

County of SANTA CRUZ

I certify that I know or have satisfactory evidence that Sabine Financial Services Inc to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/10/2015

Andrea Mchone
Name: ANDREA MCHONE
Notary Public in and for the State of CALIFORNIA
Residing at: SANTA CRUZ COUNTY
My appointment expires: 01/27/2018

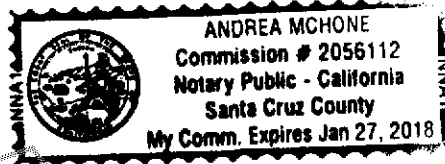


EXHIBIT "A"
Exceptions

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. Exceptions and reservations of minerals, mineral rights, fossils, etc., in deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds, at Page 633, 267 and 113, respectively, reference being hereby made to the record for full particulars.
(Affects tidelands only)
3. Exceptions and reservations contained in instruments:

Recording Date: February 15, 1968 & January 15, 1969
Recording No.: 710270 & 722327
4. 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.
5. Reservation contained in instrument:

Recording Date: April 28, 1980
Recording No.: 8004280049
Affects: Said premises and other property
6. Provisions contained in Contracts through which title is claimed, as follows:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the non-profit
GUEMES ISLAND BEACH CLUB according to its Articles and By-Laws, his proportionate share of
the cost of maintenance and upkeep of its property and facilities.

Water will be made available to the property through distribution lines to be installed by
Municipal
Water District or private water company, such installation to be financed in such manner as
may be
determined by such District or company. In the event that such lines are not so installed within
three
years from the date hereof or sooner at Seller's option, Seller shall install such distribution lines
and
water system for the use of Buyer, the Buyer agrees to use said lines when they have been
installed.
Buyer agrees to pay upon completion a hookup charge to the said distribution lines and a
periodic
use-charge. In such case Buyer and Seller agree that Seller may at its discretion continue to
own,
control, operate and maintain the water distribution lines, or may transfer the water distribution
lines
to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground
cover as shall be necessary, in Seller's opinion, to open the view of adjacent lots..."

For your information, Holiday Hideaway Country Club is the apparent successor to Guemes
Island

EXHIBIT "A"

**Exceptions
(continued)**

Beach Club.

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 23, 1989
Recording No.: 8902230048

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 23, 1990
Recording No.: 9001230041

8. Notice, including the terms, covenants and provisions thereof;

Recording Date: January 10, 2006
Recording No.: 200601100165

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

Recording Date: April 11, 1996
Recording No.: 9604110019

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

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