



201512100086

Skagit County Auditor \$75.00
12/10/2015 Page 1 of 3 1:34PM

When recorded return to:
Ann Naymie
7549 Holiday Blvd
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245378406

STATUTORY WARRANTY DEED

THE GRANTOR(S) Morgan A. Riley and Sean M. Riley, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Ann Naymie, a married woman as her sole and separate property

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

Lot 88, Block 6, Holiday Hideaway Division No. 1, according to the plat thereof, recorded in Volume 8 of Plats, pages 36 through 42, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66049, /3926-006-088-0007

Subject to : Exhibit "A" attached

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154982
DEC 10 2015

Amount Paid \$ 8695.85
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 4, 2015

Morgan A. Riley
Morgan A. Riley
Sean M. Riley
Sean M. Riley

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Morgan A. Riley and Sean M. Riley 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: 4 DECEMBER 2015

Timothy G. Gower
Name: TIMOTHY G. GOWER
Notary Public in and for the State of WASH
Residing at: SEATTLE
My appointment expires: 07-01-19

TIMOTHY G. GOWER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
07-01-19

EXHIBIT "A"

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIVISION NO. 1:
Recording No: 625483
 2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: August 17, 1969
Auditor's No(s): 741772, records of Skagit County, Washington
 3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 23, 1989
Auditor's No(s): 8902230048, records of Skagit County, Washington
Executed By: Guemes Island Water Co., Inc.
- AMENDED by instrument(s):
Recorded: March 2, 1990
Auditor's No(s): 9003020121, records of Skagit County, Washington
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):
Recorded: August 17, 1969
Auditor's No(s): 741772, records of Skagit County, Washington
 5. Conditional Agreement Mound Fill System Installation and the terms and conditions thereof:
Recording Date: January 17, 1984
Recording No.: 8401170034
 6. Skagit County Conditional Agreement - Alternative Sewage System Installation and the terms and conditions thereof:
Recording Date: November 8, 1993
Recording No.: 9311080060
 7. Bylaws of Holiday Hideaway Association and the terms and conditions thereof:
Recording Date: March 24, 2015
Recording No.: 201503240074
 8. 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.