

When recorded return to:
Weldon L. Leonardson and Pamela R. Leonardson
3377 Biz Point Road
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109648



201512110050

Skagit County Auditor
12/11/2015 Page

1 of

\$75.00

3 10:45AM

Statutory Warranty Deed

A109648
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS C. Mitchell Shlosser and Tami Taylor Shlosser, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Weldon L. Leonardson and Pamela R. Leonardson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot J, Rancho San Juan Del Mar Div. 5

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P68360, 3976-000-010-0002

Dated 12/03/2015

C. Mitchell Shlosser

Tami Taylor Shlosser

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154993
DEC 11 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 14,156.⁰⁰
Skagit Co. Treasurer
By Adam Deputy

I certify that I know or have satisfactory evidence that C. Mitchell Shlosser and Tami Taylor Shlosser, 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: 12-10-15

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

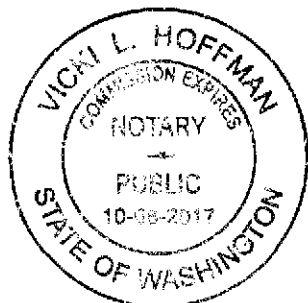


EXHIBIT A

Lot I, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 5", as per plat recorded in Volume 7 of Plats, Page 5, records of Skagit County, Washington;

TOGETHER WITH an easement for ingress and egress purposes over an existing driveway 15 feet in width being 7.5 feet on either side of the following described centerline:

Beginning at the Southwesterly corner of Lot I of "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 5"; thence South $67^{\circ}04'30''$ East along the Southerly line of said Lot I, 46.30 feet to the centerline of said Lot I, 46.30 feet to the centerline of said existing driveway and the point of beginning of this easement; thence following the centerline of said existing driveway, North $22^{\circ}47'39''$ West, 57.56 feet; thence North $9^{\circ}56'46''$ West, 24.13 feet; thence North $52^{\circ}38'23''$ West, 20.35 feet to a point on the West line of Lot I and the termination point of said easement centerline, as conveyed in document recorded on March 23, 1994, as Auditor's File No. 9403230045, records of Skagit County, Washington.

EXHIBIT B

EXCEPTIONS:

A. 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.)

B. 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: Rancho San Juan Del Mar Subdivision 5
Recorded: December 5, 1951
Auditor's No.: 468940

C. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, his wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963, under Auditor's File No. 630694. For the full particulars of said instrument, we refer you to the recorded document.

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Burrows Bay/Puget Sound.

E. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.