

When recorded return to:
Ferry Landing L.L.C.
P.O. Box 345
Anacortes, WA 98221



Skagit County Auditor \$77.00
4/29/2016 Page 1 of 5 3:50PM

Recorded at the request of:

File Number: A.111225

Statutory Warranty Deed

A111225
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Friendly Island Corporation, a Washington Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **GRANTEE** Ferry Landing L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 12, Township 35 North, Range 1 East; Ptns. Govt Lot 2

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): P31346, 350112-0-017-0005, P31345, 350112-0-016-0006, P31344, 350112-0-015-0007

Dated 4/20/2016

The Friendly Island Corporation

By: Terran B. Reneau, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161690
APR 29 2016

Amount Paid \$ 18,232.20
Skagit Co. Treasurer
By *nam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Terran B. Reneau is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of The Friendly Island Corporation, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-27-16

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

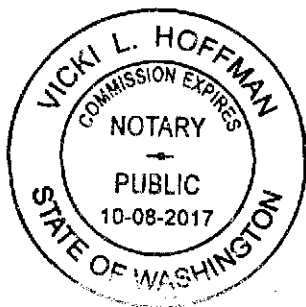


EXHIBIT A

PARCEL A:

The East 62.40 feet of the West 92.40 feet of Government Lot 2, Section 12, Township 35 North, Range 1 East, W.M., as measured at right angles to the West line of said Government Lot 2.

EXCEPT the North 418.18 feet of said Government Lot 2.

AND EXCEPT Front Street as shown on the "Plat of the Town of Paxton" as per plat recorded in Volume 2 of Plats, page 72, records of Skagit County, Washington.

AND ALSO EXCEPT County road.

PARCEL B:

The East 62.40 feet of the West 154.80 feet of Government Lot 2, Section 12, Township 35 North, Range 1 East, W.M., as measured at right angles to the West line of said Government Lot 2.

EXCEPT the North 418.18 feet of said Government Lot 2.

AND EXCEPT Front Street as shown on the "Plat of the Town of Paxton" as per plat recorded in Volume 2 of Plats, page 72, records of Skagit County, Washington.

AND ALSO EXCEPT County road.

PARCEL C:

The East 62.40 feet of the West 217.20 feet of Government Lot 2, Section 12, Township 35 North, Range 1 East, W.M., as measured at right angles to the West line of said Government Lot 2.

EXCEPT the North 418.18 feet of said Government Lot 2.

AND EXCEPT Front Street as shown on the "Plat of the Town of Paxton" as per plat recorded in Volume 2 of Plats, page 72, records of Skagit County, Washington.

AND ALSO EXCEPT County road.

EXHIBIT B

EXCEPTIONS:

A. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: January 8, 1973
Auditor's No.: 779080
Executed By: George & Gyneth Humble

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: George W. Humble and Gyneth R. Humble
Recorded: January 11, 1973
Auditor's No.: 779253
For: Access and utilities
Affects: Portion of said premises

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Greenacres, Inc. a Washington Corporation
Recorded: March 25, 1974
Auditor's No.: 798303
Purpose: A recreational easement for all purposes of ingress, egress and utilities
Area Affected: That portion lying Southerly of Front Street

The grantee of record has conveyed this easement to numerous parties of record under Auditor File Numbers: 893262, 893263, 8012170033, 8207210014, and 8402020030.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John F. Hoenselaar and Barbara C. Hoenselaar, husband and wife
Recorded: March 25, 1977
Auditor's No.: 853346
Purpose: A recreational easement for all purposes of ingress, egress and utilities
Area Affected: That portion lying Southerly of Front Sstreet

E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Jessie T. Ivy and Evelyn E. Ivy, husband and wife
Recorded: September 25, 1984
Auditor's No.: 8409250039
As Follows: Grantor herein is to receive 25% of the water from the well located on Tract 2 of said property

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Guemes Island Community Club
Recorded: September 25, 1984
Auditor's No.: 8409250041
Purpose: Ingress and egress
Area Affected: The North 50 feet of Parcels A and B

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

Recorded: February 28, 1994

Auditor's No.: 9402280011
Regarding: Alternative sewage system installations

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.

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

Recorded: January 10, 1995
Auditor's No.: 9501100047
Regarding: Special Use Permit

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.

I. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 6, 1993, December 8, 1993 and April 20, 1994
Auditor's No.: 9312060088, 9312080064 and 9404200029
Executed By: J. Winston Anderson and Elaine Anderson, husband and wife

J. WELL EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 2, 1995
Auditor's No.: 9511020001

Said document is a re-recording of Auditor's File Nos. 9404010097 and 9405050039.

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

Recorded: August 10, 2007
Auditor's No.: 200708100022
Regarding: Septic 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.

L. 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: South Shore Road No. 19000 Right of Way Survey for Skagit County Public Works
Recorded: January 25, 2011
Auditor's No.: 201101250064

M. 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.)