

When recorded return to:
Barry Wheeling
15247 Gibraltar Road
Anacortes, WA 98221

Recorded at the request of:

File Number: A111276



201605230146

Skagit County Auditor

\$75.00

5/23/2016 Page

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3 1:24PM

Statutory Warranty Deed

A111276

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Diane O'Loughlin Gale, Successor Trustee of the Ladlyn M. O'Loughlin Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Barry Wheeling, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 1 - 13, Block 187, Fidalgo City

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): P73283, 4101-187-013-0208, P20568, 340219-0-083-0007

Dated 5/03/2016

Ladlyn M. O'Loughlin Trust

Diane O'Loughlin Gale
By: Diane O'Loughlin Gale, Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2036

MAY 23 2016

Amount Paid \$ 10,240.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Diane O'Loughlin Gale is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Successor Trustee of the Ladlyn M. O'Loughlin Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-18-16

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

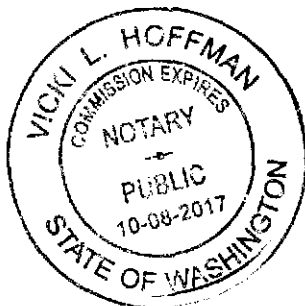


EXHIBIT A

The East 24 feet of Lots One (1) to Thirteen (13) inclusive, in Block One Hundred Eighty-Seven (187) of MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;
TOGETHER WITH the vacated West 40 feet of Jefferson Avenue adjoining, excepting therefrom that portion of said premises lying below the meander line or the line of mean high tide, whichever is the farthest out.

ALSO, that portion of the vacated South 25 feet of Second Street adjoining the East 24 feet of Lot One (1) in said Block One Hundred Eighty-Seven (187), and adjoining the North line of said Lot 1 extended East 40 feet.

ALSO, that portion of tidelands of the second class as conveyed by the State of Washington, situated in front of, adjacent to or abutting upon that part of Government Lot Four (4), Section Nineteen (19), Township Thirty-Four (34) North, Range Two (2), E.W.M., lying between the West line of said East 24 feet of said Lots 1 to 13, inclusive, and the East line of the West 46 feet of Jefferson Avenue.

EXHIBIT B

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 225622, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. 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.)

C. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. 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: | Survey |
| Recorded: | September 29, 2009 |
| Auditor's No.: | 200909290112 |