

When recorded return to:  
Greg R. Hanon and Julie S. Hanon  
1930 11th Avenue East  
Seattle, WA 98102



201606240071

Skagit County Auditor \$75.00  
6/24/2016 Page 1 of 3 1:49PM

Recorded at the request of:  
File Number: A111562

**Statutory Warranty Deed**

A111562

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR WMD, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 tax deferred exchange, in hand paid, conveys and warrants to GRANTEE Greg R. Hanon and Julie S. Hanon, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Portion Tract "A" of Alverson's Camping Tracts plus adjacent strip plus interest in tidelands


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): P61705, 3855-000-001-0207, P46898, 360136-0-038-0001

Dated 6/22/2016

WMD, LLC

  
By: Gene M. Derig, Manager


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162623  
JUN 24 2016

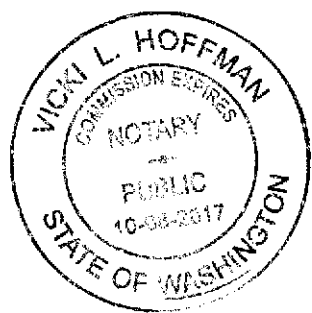
Amount Paid \$ 11,130.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Gene M. Derig is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of WMD, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-23-16

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



## EXHIBIT A

Tract A, "Alverson's Camping Tracts on Guemes Island", as per plat recorded in Volume 4 of Plats, page 28, records of Skagit County;

EXCEPT the Northwesternly 50 feet thereof;

ALSO EXCEPT the Southeasterly 15 feet thereof;

TOGETHER with that Portion of Government Lot 1, Section 36, Township 36 North, Range 1, E.W.M., adjacent to said property on its Northeasterly side lying between the Northeasterly projection of the Northwesternly and Southwesterly and Southeasterly lines thereof.

ALSO TOGETHER WITH and undivided 1/22 interest in and to tidelands of the Second Class, as conveyed by the State of Washington, situate in front of, adjacent to and abutting Government Lot 1, in Section 36, Township 36 North, Range 1, E.W.M.;

Situate in the County of Skagit, State of Washington.

## EXHIBIT B

### EXCEPTIONS:

A. 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: Plat of Alverson's Camping Tracts on Guemes Island  
Recorded: August 31, 1921  
Auditor's No.: 151633

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