



201607010010

Skagit County Auditor

7/1/2016 Page

1 of

\$78.00

6 10:51AM

When recorded return to:

Dianne Neilson, Douglas Neilson, Gregory D. Weigel and Jill Weigel

6150 West Shore Road

Anacortes, WA 98221

Recorded at the request of:

Guardian Northwest Title

File Number: A111870

Statutory Warranty Deed

THE GRANTORS Gregory D. Weigel, Tamra W. Clark and Tina M. Weigel, each as their separate estates for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Douglas Neilson and Dianne Neilson, husband and wife, as to an undivided one-half interest, and Gregory D. Weigel and Jill Weigel, husband and wife, as to an undivided one-half interest the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 9 Fred Strell's West Beach Tracts

GUARDIAN NORTHWEST TITLE CO.

A111870-1

Tax Parcel Number(s): P65524, 3917-000-009-0007, P65525, 3917-000-009-0106

PARCEL A:

Tract 9, "FRED STRELL'S WEST BEACH TRACTS", as per plat recorded in Volume 5 of Plats, page 22, records of Skagit County, Washington, EXCEPT that portion lying East of the road.

PARCEL B:

Tract 9, "FRED STRELL'S WEST BEACH TRACTS", as per plat recorded in Volume 5 of Plats, page 22, records of Skagit County, Washington, EXCEPT that portion lying West of the road.

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 "A" attached hereto

Dated 6/24/2016

Tamra W. Clark

Tina M. Weigel

signed in counterpart

Gregory D. Weigel

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20162775

JUL 01 2016

Amount Paid \$ 8522.91

Skagit Co. Treasurer

By *man* Deputy

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Dianne Neilson, Douglas Neilson, Gregory D. Weigel and Jill Weigel
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Anacortes, WA 98221

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Dated 6/24/2016

signed in counterpart

Tamra W. Clark

Gregory D. Weigel

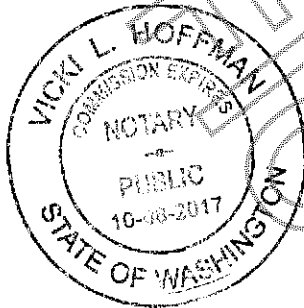
signed in counterpart

Tina M. Weigel

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tamra W. Clark and Tina M. Weigel, 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: 6-29-16



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

STATE OF Idaho }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gregory D. Weigel, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

Printed Name: _____
Notary Public in and for the State of Idaho
Residing at _____
My appointment expires: _____

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tamra W. Clark and Tina M. Weigel, 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: _____

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

STATE OF Idaho }
COUNTY OF ~~Shoshone~~ Ada } SS:

I certify that I know or have satisfactory evidence that Gregory D. Weigel, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6/29/16

Margaret Natti *Margaret Natti*
Printed Name:
Notary Public in and for the State of Idaho
Residing at Ada County
My appointment expires: 6/30/16

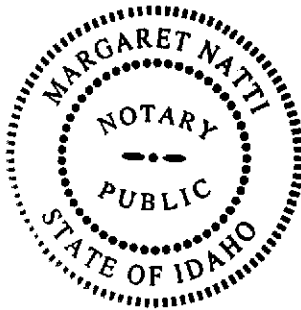


EXHIBIT A

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: Fred Strell's West Beach Tracts
Recorded: January 29, 1945
Auditor's No.: 377701

B. EASEMENT AND AGREEMENT RELATED TO COMMUNITY WELL, WATER SYSTEM AND POWERLINE, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: F.S. Strellnauer and Winifred T. Strellnauer, husband and wife
Dated: August 20, 1959; August 21, 1959 and August 21, 1959
Recorded: September 11, 1959; September 28, 1959 and September 28, 1959
Auditor's Nos.: 585378, 585972 and 588155
Area Affected: A 5 foot strip of land approximately 70 feet West of the County road through each lot and other property

C. 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.)

D. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91245 and 87488, 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. (Affects: Tidelands)

E. Any tax, fee, assessments or charges as may be levied by Fred Strell's West Beach Tracts Water Association.

F. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

| | |
|---------------|-------------------------------------------------------------------------------------------------------------------------|
| From: | F.S. Strellnauer and Winifred T. Strellnauer, husband and wife |
| Recorded: | July 11, 1958 |
| Auditor's No: | 567679 |
| As Follows: | One house only on this tract to be used for residence. Easement on and over this tract for maintenance of water main |