

When recorded return to:
Sarah Bertram Poyen
3348 Buttermilk Lane
Arcata, CA 95521



201611150106

Skagit County Auditor \$75.00
11/15/2016 Page 1 of 3 3:32PM

Recorded at the request of:
Guardian Northwest Title
File Number: A111858

Statutory Warranty Deed

A111858
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John P. Dukes and B. Holly Dukes, a married couple 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 **Sarah Bertram Poyen, a married woman** as her separate estate the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Section 8, Township 35 North, Range 2 East; Ptn. East 1/2

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): P32843, 350208-0-013-0004

Dated 11/08/2016

John P. Dukes

B. Holly Dukes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 5170
NOV 15 2016

Amount Paid \$ 13,533.00
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John P. Dukes and B. Holly Dukes, 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: 11-14-16

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

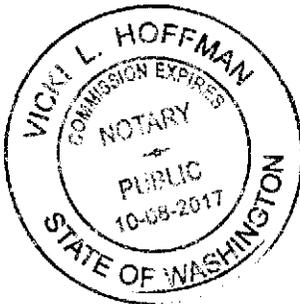


EXHIBIT A

Parcel A:

That portion of the East ½ of Section 8, Township 35 North, Range 2 East, W.M., on Guemes Island in Skagit County, Washington, described as follows:

Commencing at the Southeast corner of Lot 43 in Block 3 of the Plat of "HOLIDAY HIDEAWAY NO. 1", according to the plat thereof recorded in Volume 8 of Plats, pages 36 to 42, inclusive, records of Skagit County, Washington; thence South 37 degrees 01'46" East along the Easterly boundary of said block, 35.00 feet; thence North 52 degrees 58'14" East 222.27 feet to the point of beginning; thence South 52 degrees 58'14" West 162.27 feet to the Easterly margin of Holiday Boulevard; thence North 37 degrees 01'46" West along said boulevard margin 315.00 feet to the beginning of a curve to the right with a radius of 970.00 feet; thence Northwesterly along said curve through a central angle of 7 degrees 17'27" an arc distance of 123.43 feet; thence North 60 degrees 15'41" East 270.00 feet to intersect the arc of the curve at a point from which the center lies North 60 degrees 15'41" East and 700.00 feet distant; thence Southeasterly along said curve to the left through a central angle of 7 degrees 17'27" an arc distance of 89.07 feet to a point of tangency; thence South 37 degrees 01'46" East 280.00 feet; thence South 46 degrees 00'00" East 190.00 feet, more or less, to the line of ordinary high water of Padilla Bay; thence Southwesterly along said line of ordinary high water 80.00 feet, more or less, to a point from which the point of beginning lies North 57 degrees 00'00" West; thence North 57 degrees 00'00" West 218.00 feet, more or less, to the point of beginning.

Parcel B:

That portion of the East ½ of Section 8, Township 35 North, Range 2 East, W.M., on Guemes Island in Skagit County, Washington, described as follows:

Commencing at the Southeast corner of Lot 43 in Block 3 of the Plat of "HOLIDAY HIDEAWAY NO. 1", according to the plat thereof recorded in Volume 8 of Plats, pages 36 to 42, inclusive, records of Skagit County, Washington; thence South 37°01'46" East along the Easterly boundary of said block, 35.00 feet; thence North 52°58'14" East 60 feet to a point on the Easterly margin of Holiday Boulevard; thence North 37°01'46" West along said boulevard margin 315.00 feet to the beginning of a curve to the right with a radius of 970.00 feet; thence Northwesterly along said curve through a central angle of 7°17'27" an arc distance of 123.43 feet; thence North 60°15'41" East 270.00 feet to intersect the arc of a curve at a point from which the center lies North 60°15'41" East and 700.00 feet distant; thence Southeasterly along said curve to the left through a central angle of 5°39'13" an arc distance of 69.07 feet to the true point of beginning; thence continuing Southeasterly along said curve to the left through a central angle of 1°38'14" an arc distance of 20.00 feet to a point of tangency; thence South 37°01'46" East 280.00 feet; thence South 46°00'00" East 137.69 feet; thence North 10°31'10" West 197.15 feet to the Northeasterly side of an 18" diameter fir tree; thence in a Northwesterly direction along the approximate centerline on an existing gully and the Southeasterly projection thereof along the following courses and distances: North 62°19'48" West 200.61 feet; North 53°43'07" West 81.65 feet to the true point of beginning.

EXHIBIT B

EXCEPTIONS:

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

Recorded: August 14, 1969
Auditor's No.: 729884
Executed By: Guemes Land and Development Corporation, a Washington corporation

B. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high tide of Padilla Bay.

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. 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.

E. 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 for John Dukes
Recorded: September 3, 2004
Auditor's No.: 200409030009

F. 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: Christopher P. Tobey Property Survey
Recorded: July 24, 2007
Auditor's No.: 200707240082

G. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200710310092.