



201708310089

Skagit County Auditor

8/31/2017 Page

1 of

5 1:33PM

\$78.00

When recorded return to:
Robert K. Englund and Klaudia M. Englund
7630 Cypress Way
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112085

Statutory Warranty Deed

A112085
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert J. Klem and M. Dianne Klem, as Co-Trustees of the Klem Family Trust, Dated May 23, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert K. Englund and Klaudia M. Englund, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. of Tract C, Holiday Hideaway No. 1 (aka Lot C-1, SP 111-79)

Tax Parcel Number(s): P66106, 3926-009-004-0002

PARCEL A:

Lot C-1 of Skagit County Short Plat No. 111-79, as approved November 10, 1979, and recorded November 21, 1979, in Volume 3 of Short Plats, page 218, under Auditor's File No. 7911210038, records of Skagit County, Washington; being a portion of Tract C, Plat of Holiday Hideaway No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 36 through 42, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel B:

An easement for roadway and utilities purposes as delineated on the face of Plat of Holiday Hideaway No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 36 through 42, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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 8/30/2017

Klem Revocable Family Trust

By: Robert J. Klem, Trustee

By: M. Dianne Klem, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174130
AUG 31 2017

Amount Paid \$17,769.40
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Robert J. Klem, Trustee and M. Dianne Klem, Trustee of the Klem Revocable Family Trust, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/30/2017

Printed Name: Kelly B. Rogers
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

Exhibit "A"

A. Terms and conditions of Articles of Incorporation and Bylaws of Holiday Hideaway Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 201503240074. (Holiday Hideaway Association was formerly known as Guemes Island Beach Club.)

B. 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: Holiday Hideaway No. 1

Recorded: August 24, 1962

Auditor's No.: 625483

C. Reservations contained in deeds from the State of Washington recorded in Volume 68 of Deeds, page 633; Volume 90 of Deeds, page 267; and Volume 101 of Deeds, page 113, 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: Properties Abutting Tidelands)

D. Terms and provision of documents recorded as Auditor's File Nos. 8203290018, 8203290019 and 200601100165 regarding the Homeowner's Association.

E. PROVISIONS CONTAINED IN CONTRACTS THROUGH WHICH TITLE IS CLAIMED, AS FOLLOWS:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the nonprofit GUEMES ISLAND BEACH CLUB, according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities.

Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or Company. In the event that such lines are not so installed within three years from the date hereof, or sooner, at Seller's option, Seller shall install such distribution lines and water system for the use of Buyer, and Buyer agrees to use said lines when they have been installed. Buyer agrees to pay, upon completion, a hook up charge to the said distribution lines and a periodic use charge. In such case Buyer and Seller agree that Seller may, at its discretion, continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Seller's option, to open the view of adjacent lots..."

(For your information, Holiday Hideaway Country Club is the apparent successor to Guemes Island Beach Club.)

F. TERMS AND CONDITIONS OF DOCUMENT:

Recorded: February 15, 1968

Auditor's No.: 710270

Said instrument was modified by instrument recorded January 15, 1969, under Auditor's File No. 722327.

G. TERMS AND CONDITIONS OF DECLARATION OF EASEMENT FOR PRIVATE ROADWAY:

Recorded: April 10, 1969

Auditor's No.: 725226

Affects: A portion of Tract B

H. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Puget Sound/Guemes Channel/Cooks Cove/Long Bay.

I. 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.)

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

K. 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: Short Plat No. 111-79

Recorded: November 21, 1979

Auditor's No.: 7911210038

L. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Recorded: December 4, 1986

Auditor's No.: 8612040075

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

Location: Being located as constructed or to be constructed

M. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Recorded: February 20, 1987

Auditor's No.: 8702200058

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said premises and other property

N. Declaration of Service, including the terms and conditions thereof, entered into

By: Guemes Island Water Company, Inc.

Recorded: February 23, 1989

Auditor's No.: 8902230048

Providing: For water hook-ups

MODIFIED by instrument(s):

Recorded: January 23, 1990 and March 2, 1990

Auditor's No(s): 9001230041 and 9003020041

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

Recorded: May 10, 2005

Auditor's No.: 200505100136

Regarding: Protected Critical Area Site Plan

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.

P. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 30, 2005

Auditor's No.: 200509300021

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

Recorded: March 15, 2017

Auditor's No.: 201703150037

Regarding: Accessory Dwelling Unit

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.