

When recorded return to:
Bonita S Smith
7753 Holiday Boulevard
Anacortes, WA 98221



201807270043

07/27/2018 10:44 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031852

CHICAGO TITLE CO.
620031852

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susanne L Ross, an unmarried person and Kim Ross, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bonita S Smith, both presumptively subject to the community
property interest of a spouse/registered domestic partner, if any

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, Block 4, 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

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P65920 / 3926-004-019-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3291
JUL 27 2018

Amount Paid \$ 895.⁰⁰
Skagit Co. Treasurer
By *mlm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2018

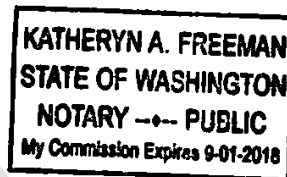
Susanne L. Ross
Susanne L. Ross
Kim Ross
Kim Ross

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Susanne L. Ross is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 23, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kim Ross is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 26, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10-27-2018

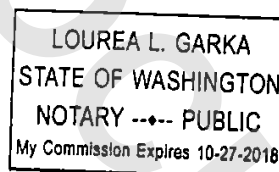


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Holiday Hideaway No. 1:

Recording No: 625483
2. Exceptions and reservation of mineral rights, fossils, etc. in deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds at pages 633, 267 and 113.
3. Declaration of Service, including the terms and conditions thereof:

Recording Date: February 23, 1989
Recording No.: 8902230048

Modified by instrument(s):
Recorded: January 23, 1990 and March 2, 1990
Auditor's No: 9001230041 and 9003020121
4. Assessments or charges and liability to further assessments or charges

Recording Date: February 23, 1989
Recording No.: 8902230048
5. Assessments or charges and liability to further assessments or charges

Recording Date: March 17, 1969
Recording No.: 741838
6. Any unpaid assessments or charges, and liability to further assessments of charges, of which a lien may have arisen;
Recorded: proportionate share of the cost of maintenance and upkeep of its property and facilities.
Imposed by: Square Harbor Community Club, Inc.
7. Any unpaid assessments or charges, and liability to further assessments of charges, of which a lien may have arisen;
For: Hookup charge and periodic use charge for water
Imposed by: Municipal water district or private water company, or Square Harbor Development Corporation or , successors in interest

EXHIBIT "A"

Exceptions
(continued)

8. Exceptions and Reservations as contained in instrument:

Recording Date: February 15, 1968
Recording No.: 710270 and 722327

9. Protected Critical Area Site Plan;

Recording Date: August 6, 2004
Recording No.: 200408060206

10. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 17, 1969
Recording No.: 741838

11. 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 non-profit Guemes Island Beach Club according to its Articles and By-Laws, his proportionate share of the cost of maintenance of 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, the Buyer agrees to use said lines when they have been installed. Buyer agrees to pay upon completion a hookup charge to the said distribuion lines and a periodic use-charge. In such a 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 distibution 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 Sellers opinion, to open the view of adjacent lots.

12. Mitigation Plan Public Water System Wellhead Protection Area:

Recording Date: January 23, 2003
Recording No.: 200301230079

EXHIBIT "A"

Exceptions
(continued)

13. Mitigation Plan Addendum for Guemes Island Water Company Well Protection Area:
Recording Date: January 23, 2003
Recording No.: 200301230080
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
Recording No: 200406070207
15. BYLAWS of Holiday Hideaway Association:
Recording Date: March 24, 2015
Recording No.: 201503240074
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by the Guemes Island Water Company.
18. Assessments, if any, levied by the Guemes Island Beach Club.