

When recorded return to:  
Lars William Christensen and Chantal M Pelletier  
7143 Upland Drive  
Anacortes, WA 98221

201808030073  
08/03/2018 03:45 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115518

### Statutory Warranty Deed

A115518  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Cynthia Shawn Waliser, a single person, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lars William Christensen and Chantal M. Pelletier, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn., Lot 20, Shore Acres Addn. to Guemes Island

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): P69157, 3999-000-020-0201

Dated 8/3/18

Cynthia Shawn Waliser  
Cynthia Shawn Waliser

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 3444  
AUG 03 2018

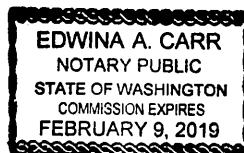
Amount Paid \$ 4989.00  
Skagit Co. Treasurer  
By mdm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cynthia Shawn Waliser, 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: 8/3/18

Edwina A. Carr  
Printed Name: Edwina A. Carr  
Notary Public in and for the State of Washington  
Residing at Ellensburg  
My appointment expires: 2/9/19



Order No:

## EXHIBIT A

### PARCEL "A":

The Easterly 80 feet of the South 150 feet of Lot 20, "SHORE ACRES ADDITION TO GUEMES ISLAND", as per plat recorded in Volume 7 of Plats, Pages 90 and 91, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

Non-exclusive easement for road and utility purposes over, along, under and across the North 12 feet of the South 150 feet of Lot 20, "SHORE ACRES ADDITION TO GUEMES ISLAND", as per plat recorded in Volume 7 of Plats, Pages 90 and 91, records of Skagit County, Washington, EXCEPT the Easterly 80 feet thereof.

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:

Plat/Subdivision Name:	Shore Acres Addition To Guemes Island
Recorded:	August 25, 1958
Volume/Page:	Volume 7 of Plats, page 90

((OPTIONAL LOTS 1-8))

B. Reservations contained in deed from the State of Washington recorded under Auditor's File Nos. 70366 and 93041, 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 adjacent to Lots 1-8.

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

E. Any adverse claim based upon the assertion that any portion of said premises was not tidelands subject to disposition by the State of Washington or that any portion thereof has ceased to be tidelands by reason of erosion or by reason of having to become uplands by accretion.