



201811280045

11/28/2018 03:10 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Howard Boyd Claussen and Elizabeth Crews Claussen
5637 Section Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A116809

Statutory Warranty Deed *A116809*
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Timothy Kern Wittman and Jacqueline Oakes Wittman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Howard Boyd Claussen and Elizabeth Crews Claussen, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Tr. 27, Orchard Beach Tracts

Tax Parcel Number(s): P67738, 3964-000-027-0007

Tract 27, PLAT OF ORCHARD BEACH TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington;

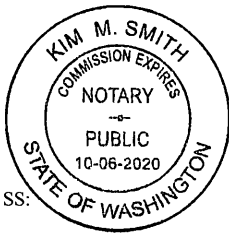
TOGETHER WITH Second Class Tidelands adjoining;

ALSO TOGETHER WITH all that portion of the vacated 60 foot roadway adjoining said Tract 27, as vacated June 1, 1956, under Skagit County Commissioner's File No. 8923, which would attach by the operation of law;

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 NOV. 26, 2018

Timothy Kern Wittman Jacqueline Oakes Wittman
Timothy Kern Wittman Jacqueline Oakes Wittman



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185185
NOV 28 2018
Amount Paid \$ 12,020.00
By NG Skagit Co. Treasurer Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy Kern Wittman and Jacqueline Oakes Wittman, 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: 11-26-18

Kim M. Smith
Printed Name: Kim M. Smith.
Notary Public in and for the State of Washington
Residing at MOUNT VERNON
My appointment expires: 10-6-2020

Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Orchard Beach Tracts
Recorded: September 10, 1926
Auditor's No.: Volume 4 of Plats, page 45

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, **and older Plats that have opted in**, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 192740, 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.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved by deed referred to above.

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

Recorded: July 22, 1998
Auditor's No.: 9807220058
Regarding: Seawater Intrusion Drinking Water Status Report

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.

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

Recorded: March 9, 2018
Auditor's No.: 201803090021
Regarding: Drinking Water System Status Report

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.

E. 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.)

F. 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 Padilla Bay.

G. 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.

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