



201904220070

04/22/2019 01:37 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:

Brandon Benson and Virginia Benson
7604 Holiday Blvd
Anacortes, WA 98221

STATUTORY WARRANTY DEED

19-1811
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Larry D. Kirchner and Mary A. Kirchner, husband and wife and Jeffrey E. Baker and Amy J. Baker, husband and wife,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Brandon Benson, a single man and Virginia Benson, an unmarried woman

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Lots 87, 88 and 89, Block 2, Holiday Hideaway No. 1

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): P65817 & 3926-002-087-0007 & P65818 & 3926-002-088-0006 & P65819 & 3926-002-089-0005

Dated: 4/17/19

Larry D Kirchner
Larry D. Kirchner

Mary A. Kirchner
Mary A. Kirchner

Jeffrey E. Baker

Amy J. Baker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191446
APR 22 2019

Amount Paid \$ 1,010.70
Skagit Co. Treasurer
By man Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1811-KS

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Tax Parcel Number(s): P65817 & 3926-002-087-0007 & P65818 & 3926-002-088-0006 & P65819 & 3926-002-089-0005

Dated: 4-18-19

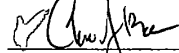
Larry D. Kirchner

Mary A. Kirchner



Jeffrey E. Baker

Jeffrey E. Baker



Amy J. Baker

Amy J. Baker

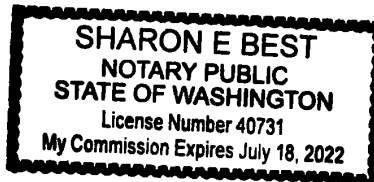
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ~~Larry D. Kirchner, Mary A. Kirchner, Jeffrey E. Baker and Amy J. Baker~~ is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17 day of April, 2019

Sharon E Best
Signature

Notary Public
Title



My appointment expires: 7/18/22

Commonwealth of
Pennsylvania
County of
Allegheny

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ~~Larry D. Kirchner, Mary A. Kirchner, Jeffrey E. Baker~~
and ~~Amy L. Baker~~ is the person who appeared before me, and said person acknowledged that they signed this
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the
instrument.

Dated: 18 day of April, 2019

Jay R. Jackson

Signature

NOTARY PUBLIC

Title

My appointment expires: 7/27/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jay R. Jackson, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 87 Holiday Boulevard, Anacortes, WA 98221

Tax Parcel Number(s): P65817 & 3926-002-087-0007 & P65818 & 3926-002-088-0006 & P65819 & 3926-002-089-0005

Property Description:

Lots 87, 88 and 89, Block 2, "HOLIDAY HIDEAWAY NO. 1", as per plat record in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-1811-KS

1. 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.)

2. 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 named Holiday Hideaway No. 1 recorded August 24, 1962 as Auditor's File No. 625483.

3. 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)

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

5. 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 Association is the apparent successor to Guemes Island Beach Club.)

6. 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.

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

Statutory Warranty Deed
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Recorded: April 10, 1969
Auditor's No.: 725226
Affects: A portion of Tract B

8. 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.

9. 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.)

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